

\$419,900 - 18032 85 Street, Edmonton

MLS® #E4448306

\$419,900

3 Bedroom, 2.50 Bathroom, 1,474 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! This charming 3-bedroom home offers a bright, open-concept layout with stylish laminate flooring and stainless steel appliances. Upstairs features two spacious bedrooms, a convenient laundry area, and a generous primary suite with a 5-piece ensuite. You’ll also find an additional 4-piece bathroom. The fully finished basement includes a large rec area—perfect for movie nights, a home gym, or a play space. Enjoy year-round comfort with central A/C, and make the most of summer in the west-facing backyard—ideal for entertaining or relaxing in the evening sun. This move-in ready home is waiting for its next owner!

Built in 2013

Essential Information

MLS® #	E4448306
Price	\$419,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2013
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	18032 85 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E4

Amenities

Amenities	Air Conditioner, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	20
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 4:33pm MDT