

**\$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. Youâ€™™ll also find an additional 4-piece bathroom. The fully finished basement includes a large rec areaâ€”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 backyardâ€”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	11
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 July 28th, 2025 at 9:31am MDT