

# \$424,900 - 18063 85 Street, Edmonton

MLS® #E4443301

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into comfort and quality in this beautifully maintained half duplex in Klarvatten, perfectly located near schools, CFB, and major routes like the Anthony Henday. Rich hardwood floors lead you through a stylish open-concept main floor with an open concept kitchen, granite counters, and newer stainless steel appliances installed in 2024. Enjoy summer gatherings on the spacious 2-tier deck and fully fenced huge backyard. Upstairs offers a serene primary suite with walk-in closet and ensuite, plus two more bedrooms and laundry. Bonus features include a single attached garage, High Velocity furnace, Navien tankless water heater, and fire-retardant OSB construction for peace of mind.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443301  |
| Price          | \$424,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,323     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18063 85 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0E4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 28         |

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Listing information last updated on July 17th, 2025 at 8:17pm MDT