

**\$429,900 - 18063 85 Street, Edmonton**

MLS® #E4443301

**\$429,900**

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	\$429,900
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	7
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 June 26th, 2025 at 7:17pm MDT