

## \$449,000 - 17951 85 Street, Edmonton

MLS® #E4456499

**\$449,000**

4 Bedroom, 3.50 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

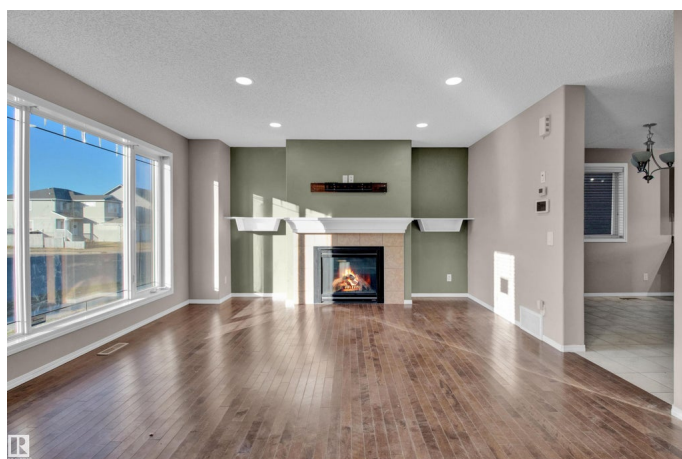
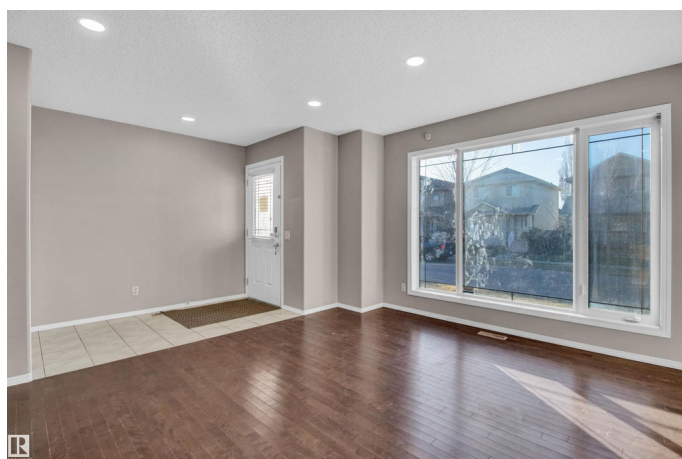
Klarvatten, Edmonton, AB

A beautiful house for your wonderful family in the the great neighborhood of Klarvatten! This 2-story home with three fully finished levels offers 4 Bedrooms, and 3 full/one half washrooms. Over 2,000 square feet of living space, you have all the room that you always wanted. Fresh coat of paint, newer stainless steel appliances, and newer carpet in basement. The cozy layout allows you to have all the fun with your little ones in the big living room, and to get some quite time when they are up in the bedrooms on the top floor. The fully finished basement has a spacious living room, bedroom, and an en-suite full washroom. Enjoy the fireplace in winter, and the spacious backyard and deck in summer. Moreover, your home comes with very nice landscaping, and with a double detached garage. It is clean and well maintained, and just needs new owners. Close to parks, schools, and all amenities. Quick access to the Henday. Come take a look and you will love it!

Built in 2009

### Essential Information

MLS® #	E4456499
Price	\$449,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17951 85 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E4

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Fire Pit
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025

Days on Market                2

Zoning                            Zone 28

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Listing information last updated on September 7th, 2025 at 1:32am MDT