

## \$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                46

Zoning                            Zone 28

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Listing information last updated on October 21st, 2025 at 8:32pm MDT