

## \$409,900 - 18012 85 Street, Edmonton

MLS® #E4457728

### \$409,900

3 Bedroom, 2.50 Bathroom, 1,453 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to your private oasis in desirable Klarvatten! This meticulously maintained 3-bed, 2.5-bath duplex offers 1,453 sq ft of luxury living. The main floor features an open-concept layout with gleaming hardwood floors and a chef's kitchen with quartz countertops, espresso cabinets, and stainless steel appliances package. Upstairs includes three spacious bedrooms, with a generous primary suite that serves as a true retreat with a double vanity, deep soaker tub, and standalone shower. You'll also find an additional 4-piece bathroom and convenient upstairs laundry area. The true standout is your incredible backyard paradise—featuring established vegetable and flower gardens, fruit trees, and over 60 perennials and shrubs offering year-round color and complete privacy. This exceptional property represents a rare opportunity as the only style of duplex with a front attached garage currently available in the neighborhood! Enjoy the community's lakes and pathways just steps from your door. Welcome Home !!!

Built in 2013

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457728  |
| Price  | \$409,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,453         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18012 85 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0E4         |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                               |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 28              |

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Listing information last updated on September 18th, 2025 at 6:17am MDT