

\$409,900 - 18012 85 Street, Edmonton

MLS® #E4457728

\$409,900

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

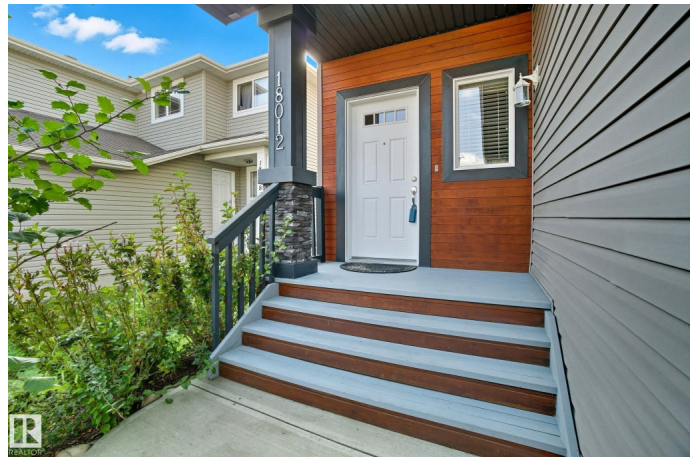
Klarvatten, Edmonton, AB

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 paradiseâ€”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 communityâ€™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 | 1 |
| Zoning | Zone 28 |

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Listing information last updated on September 14th, 2025 at 3:17am MDT