

## \$809,900 - 18204 94 Street, Edmonton

MLS® #E4435156

**\$809,900**

7 Bedroom, 4.00 Bathroom, 2,271 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into luxury with this stunning 7-BEDROOM, 4-BATH home offering style, space, and serious versatility! The open-concept main floor features a gourmet kitchen with sleek quartz counters, elegant cabinetry, and a separate SPICE KITCHEN perfect for culinary adventures. Soaring 18ft ceilings and a striking electric fireplace elevate the great room making it perfect for entertaining while the main-floor office/bedroom and full bath offer flexibility. Upstairs, discover 3 bedrooms, laundry, a bonus room, and a dreamy primary suite boasting a raised ceiling and complete with a spa-like 5-piece ensuite and massive walk-in closet. The fully LEGAL 2-BEDROOM WALKOUT BASEMENT SUITE with separate entrance and fully equipped with all appliances is occupied by a quiet young family for great MORTGAGE HELPER rental income. Has finished garage with gas line, triple-pane windows, 9ft ceilings, alarm system, fully landscaped, and designer lighting and window coverings throughout. A must-see masterpiece!

Built in 2022

### Essential Information

MLS® # E4435156

Price \$809,900



Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,271
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18204 94 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0G6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features      Landscaped, Schools, Partially Fenced  
Roof                          Asphalt Shingles  
Construction              Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        65  
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 July 12th, 2025 at 2:32pm MDT