

\$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	10
Zoning	Zone 28

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