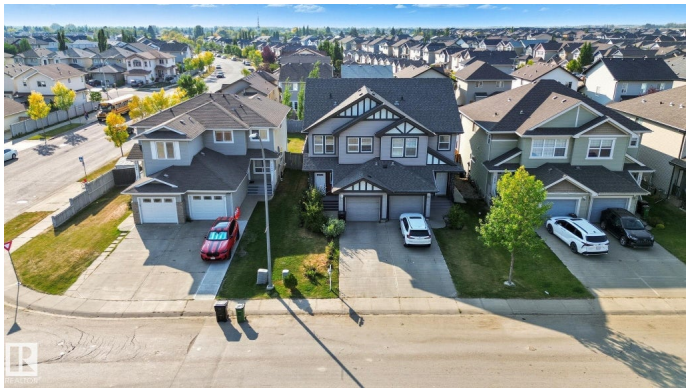
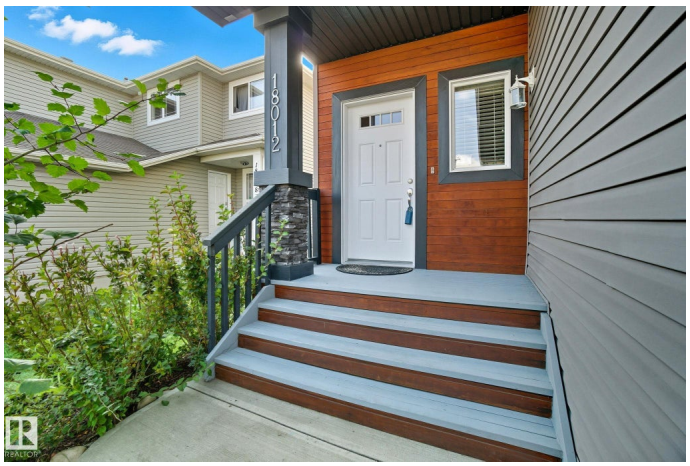
Courtesy Of Monika Dul Of 2% Realty Pro

$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	9
Zoning	Zone 28

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Listing information last updated on September 22nd, 2025 at 10:32am MDT