

## \$569,900 - 18011 84 Street, Edmonton

MLS® #E4448192

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

**PREMIUM FAMILY HOME!** This beautifully upgraded custom 2-storey home in Klarvatten has fantastic curb appeal! Featuring 9 ft ceilings, ceramic tile flooring, tankless hot water, and a bright, sunny living room with a striking stone feature fireplace. The gorgeous chef's kitchen offers white cabinetry, quartz counters, island, corner pantry, and a dining area with patio doors to the deck—ideal for gatherings and the main floor laundry/mud room adds everyday convenience. Upstairs you'll find a spacious bonus room, 3 bedrooms including a luxurious primary suite with glass shower, corner tub, and a full family bath. The finished basement provides tons of additional living space with a large rec room and plenty of storage. Enjoy a beautifully landscaped, fenced yard with mature trees and shrubs plus a double attached garage. Located in a quiet, family-friendly neighborhood close to the lake, parks, schools, and shopping. Stylish, functional, and move-in ready—this home has it all!

Built in 2013

### Essential Information

MLS® # E4448192

Price \$569,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,852                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18011 84 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0H7         |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, See Remarks, Green Building |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Insert, Stone Facing, See Remarks                                                                                    |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 28         |

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Listing information last updated on August 14th, 2025 at 10:17pm MDT