

\$549,000 - 18108 89 Street, Edmonton

MLS® #E4462192

\$549,000

3 Bedroom, 2.50 Bathroom, 1,854 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Finally, the wait is over for the perfect home in the sought after College Woods at Lakeview, one of the most desirable areas of North Edmonton. You will fall in love with, this well maintained, almost like new home. The bright, open floor plan welcomes you to this fully loaded 2 Storey home with cozy gas fireplace & stone feature wall in the Living Room. The Dining Room has huge windows & sliding doors to the deck. The modern open Kitchen with granite counter tops is perfect to prepare gourmet meals. The main floor also features laundry, 2 PC Bath, hardwood floors & ceramic tiles. The second floor has Large Bonus room with high ceilings, Main Bedroom with walk in closet, En suite with jetted tub & shower. The upper level also has two more Bedrooms & a full Bath. Double attached garage is, insulated, dry walled & painted. The other upgrades include, AC, stucco & stone exterior, treated wood deck with gas line & Gazebo, wow! The location is close to all the amenities & an easy access to Henday. A must see!

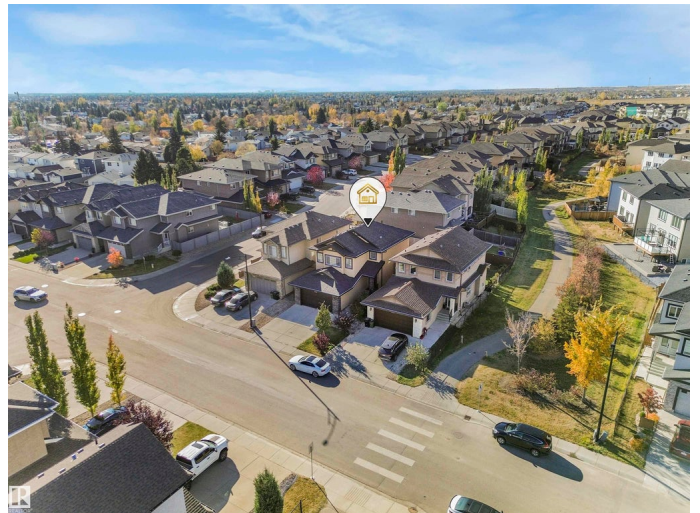
Built in 2013

Essential Information

MLS® # E4462192

Price \$549,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18108 89 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J5

Amenities

Amenities	Air Conditioner, Deck, Gazebo
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 14th, 2025
Days on Market	7
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 October 21st, 2025 at 4:47am MDT