

\$499,900 - 17311 85 St Nw Nw, Edmonton

MLS® #E4463716

\$499,900

3 Bedroom, 4.00 Bathroom, 1,740 sqft

Single Family on 0.09 Acres

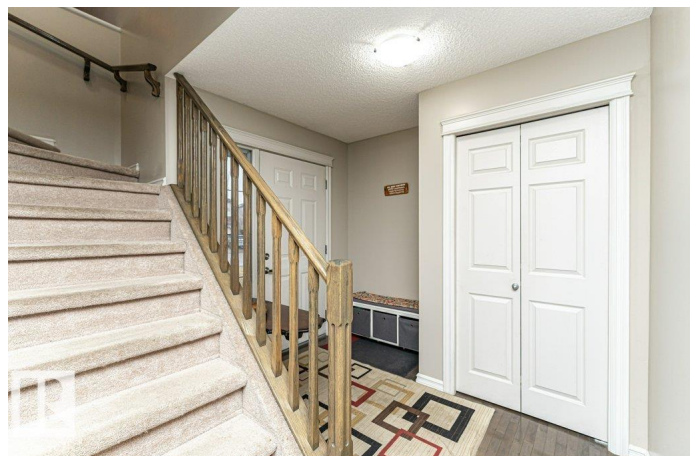
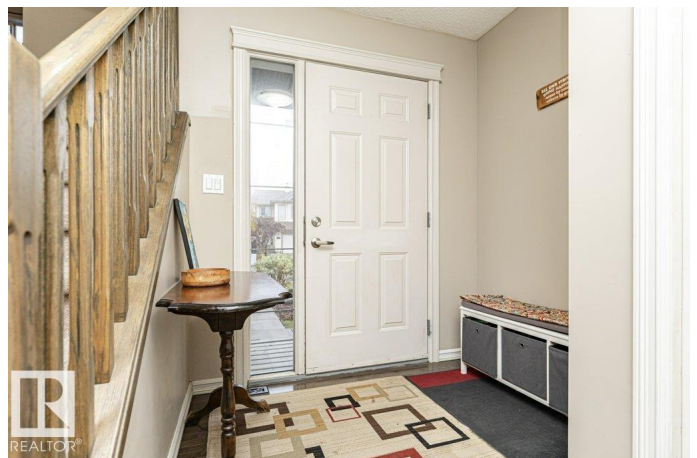
Klarvatten, Edmonton, Alberta

Well-maintained home with exceptional landscaping, this 2-storey has everything a growing family needs. In the desirable community of Klarvatten, this home is near several choices of schools, public transportation, parks, walking trails, lakes and lots of shopping and dining options. This home features an open concept kitchen, dining and living room area with hardwood flooring. The patio doors in this area, lead to a stunning and private back yard. Laundry, a spacious pantry, a 2-piece bath and a welcoming foyer complete the main floor. The upper floor boasts a bright and spacious flex/bonus room. The primary suite offer a large bedroom, a walk-in closet and an ensuite bath with shower and corner soaker tub. There are 2 more good sized bedrooms and a 4-piece bath on this level. The basement has a good-sized recreation/family room with a special ceiling designed for sound-proofing. There is a 3-piece bath in the basement along with lots of storage areas. The shingles were redone in 2022. (id:6289)

Built in 2003

Essential Information

Listing #	E4463716
Price	\$499,900
Bedrooms	3
Bathrooms	4.00



Half Baths	1
Square Footage	1,740
Acres	0.09
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17311 85 St Nw Nw
Subdivision	Klarvatten
City	Edmonton
Province	Alberta
Postal Code	T5Z3W3

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	See remarks, Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Fan, Freezer, Garage door opener remote(s), Garage door opener, Hood Fan, Humidifier, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Homes & Gardens Real Estate Limited
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Listing information last updated on October 29th, 2025 at 9:46am CDT