

## **\$499,900 - 17311 85 Street, Edmonton**

MLS® #E4463716

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

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.

Built in 2003

### **Essential Information**

MLS® # E4463716

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,740                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17311 85 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W3         |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Fire Pit, No Smoking Home |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached, Insulated                  |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                            |

### Exterior

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

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 28            |

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Listing information last updated on November 5th, 2025 at 7:17am MST