

## \$450,000 - 18056 89 Street, Edmonton

MLS® #E4466195

### \$450,000

3 Bedroom, 2.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

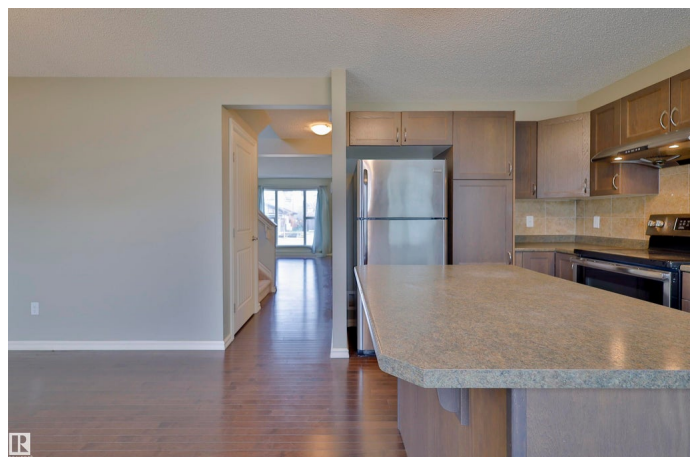
Klarvatten, Edmonton, AB

Lovely 2 storey home in family-friendly Klarvatten! This well maintained 1,384 sq ft property, built in 2013 and owned by the original owners, offers 3 bedrooms and 2.1 baths. The main floor features hardwood flooring and a bright, functional layout. Upstairs includes a comfortable primary bedroom with ensuite and a walk in closet, plus two additional bedrooms and a full bath. The unfinished basement provides great potential for future development. Enjoy a semi-fenced yard and a double detached garage. Located in a quiet north side neighbourhood close to schools, public transit, parks, and shopping. Perfect for families or first time buyers. Move in ready with plenty of room to grow!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4466195  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,384     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18056 89 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0J5         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Tankless |
| Parking   | Double Garage Detached                    |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2025 |
| Days on Market | 1                   |

## Zoning

## Zone 28

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Listing information last updated on November 20th, 2025 at 4:47pm MST