

\$450,000 - 18056 89 Street, Edmonton

MLS® #E4466195

\$450,000

3 Bedroom, 2.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

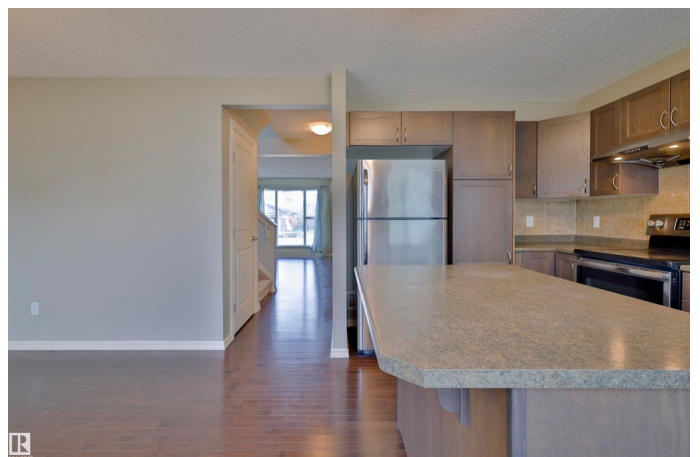
Klarvatten, Edmonton, AB

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

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 November 20th, 2025 at 8:33am MST