

## \$495,000 - 17316 85 Street, Edmonton

MLS® #E4438850

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,735 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Meticulously maintained and FULLY FURNISHED, this ONE-OWNER home in the desirable community of Klarvatten is the perfect family retreat! Surrounded by greenspace, parks, and schools, this home offers comfort and convenience. The main floor features an open-concept great room with pristine hardwood flooring, a large kitchen island, powder room, and laundry. Step outside to a spacious, fenced, low-maintenance yard and enjoy the double attached garage. Upstairs, you'll find a stunning VAULTED BONUS ROOM with a cozy gas fireplace, two generously sized bedrooms, and a master suite with a luxurious corner tub in the ensuite. The finished basement includes a rec room, 3-pc bathroom, and a fourth bedroom—ideal for guests or teens. Recent updates include NEW SHINGLES and CENTRAL A/C. Just move in and enjoy! A true gem in a family-friendly neighborhood!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438850  |
| Price     | \$495,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,735                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17316 85 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W3         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |            |
|------------|------------|
| Elementary | Lago Lindo |
|------------|------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 28        |

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Listing information last updated on May 31st, 2025 at 3:47am MDT