

## \$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
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**Additional Information**

Date Listed	May 28th, 2025
Days on Market	4
Zoning	Zone 28

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