

Courtesy Of Brent Anderson Of Century 21 Masters

## \$449,900 - 18028 89 Street, Edmonton

MLS® #E4430870

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,447 sqft  
Single Family on 0.00 Acres

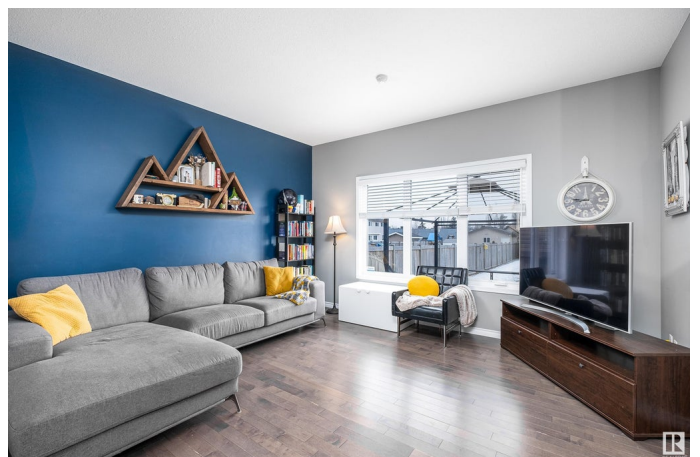
Klarvatten, Edmonton, AB

Welcome to a charming 2-storey home that perfectly blends functionality + style, ideal for those who love to entertain family + friends. The main floor boasts an open concept layout, making it an inviting space for gatherings + everyday living. The kitchen is a highlight with its spacious pantry + eat-up counter, offering plenty of room for meal preparation + casual dining. With abundant counter + cupboard space, you can easily host fun gatherings. Upstairs, you'll find the primary bedroom, complete with a luxurious 4-piece bath, providing a private retreat for relaxation. Two additional nicely sized bedrooms share another 4-piece bath, making it perfect for families or hosting overnight guests. These thoughtfully designed spaces ensure everyone has their own cozy corner to unwind. Step outside to discover a football field-length backyard, offering endless possibilities for outdoor activities. Embrace the opportunity to turn this house into your dream home, where you can create lasting memories with love.

Built in 2013

### Essential Information

MLS® #	E4430870
Price	\$449,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	18028 89 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J4

### **Amenities**

Amenities	No Smoking Home, Patio
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 15th, 2025  
Days on Market 12  
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 April 27th, 2025 at 6:47am MDT