

Courtesy Of Keith Fortin Of Blackmore Real Estate

## **\$809,900 - 18204 94 Street, Edmonton**

MLS® #E4452548

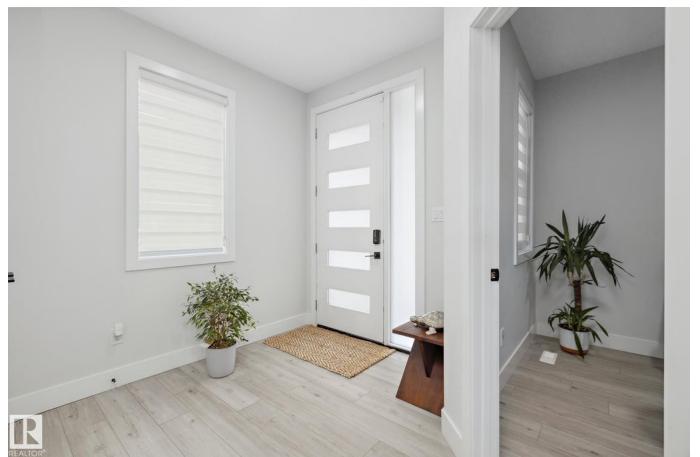
**\$809,900**

7 Bedroom, 4.00 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into luxury with this stunning 7-BEDROOM, 4-BATH home offering style, space, and serious versatility! The open-concept main floor features a gourmet kitchen with sleek quartz counters, elegant cabinetry, and a separate SPICE KITCHEN perfect for culinary adventures. Soaring 18ft ceilings and a striking electric fireplace elevate the great room making it perfect for entertaining while the main-floor office/bedroom and full bath offer flexibility. Upstairs, discover 3 bedrooms, laundry, a bonus room, and a dreamy primary suite boasting a raised ceiling and complete with a spa-like 5-piece ensuite and massive walk-in closet. The fully LEGAL 2-BEDROOM WALKOUT BASEMENT SUITE with separate entrance and fully equipped with all appliances is occupied by a quiet young family for great MORTGAGE HELPER rental income. Has finished garage with gas line, triple-pane windows, 9ft ceilings, alarm system, fully landscaped, and designer lighting and window coverings throughout. A must-see masterpiece!



Built in 2022

### **Essential Information**

MLS® # E4452548

Price \$809,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,355                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18204 94 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0G6         |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement, HRV System |
| Parking Spaces | 4                                                                                                                                                              |
| Parking        | Double Garage Attached                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| Fireplaces        | None                                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features      Landscaped, Schools, Partially Fenced  
Roof                          Asphalt Shingles  
Construction              Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 11th, 2025  
Days on Market        7  
Zoning                      Zone 28

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Listing information last updated on August 18th, 2025 at 3:02pm MDT