

\$499,900 - 17311 85 Street, Edmonton

MLS® #E4463716

\$499,900

3 Bedroom, 3.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Well-maintained home with exceptional landscaping, this 2-storey has everything a growing family needs. In the desirable community of Klarvatten, this home is near several choices of schools, public transportation, parks, walking trails, lakes and lots of shopping and dining options. This home features an open concept kitchen, dining and living room area with hardwood flooring. The patio doors in this area, lead to a stunning and private back yard. Laundry, a spacious pantry, a 2-piece bath and a welcoming foyer complete the main floor. The upper floor boasts a bright and spacious flex/bonus room. The primary suite offer a large bedroom, a walk-in closet and an ensuite bath with shower and corner soaker tub. There are 2 more good sized bedrooms and a 4-piece bath on this level. The basement has a good-sized recreation/family room with a special ceiling designed for sound-proofing. There is a 3-piece bath in the basement along with lots of storage areas. The shingles were redone in 2022.

Built in 2003

Essential Information

MLS® # E4463716

Price \$499,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,740
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17311 85 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W3

Amenities

Amenities	Closet Organizers, Deck, Fire Pit, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 26th, 2025
Days on Market	3
Zoning	Zone 28

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Listing information last updated on October 29th, 2025 at 12:17am MDT