

**\$280,000 - 21 18004 89 Street, Edmonton**

MLS® #E4448674

**\$280,000**

3 Bedroom, 1.50 Bathroom, 1,744 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

This sunny end unit features windows that fill the space with natural light. The main floor offers a maple kitchen with breakfast bar, walk-in pantry, and a 2-piece bath. Upstairs, enjoy a spacious primary bedroom with walk-in closet, two additional bedrooms, and a full bath. The unfinished basement is ready for your personal touch. Outside, a concrete patio is perfect for evening relaxation or entertaining. A great home in a quiet, family-friendly neighborhood! With its end-unit privacy, natural light, and versatile layout, this condo is a wonderful place to call home. Don't miss out on this great opportunity in Klarvatten!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4448674          |
| Price          | \$280,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,744             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 21 18004 89 Street |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0E7            |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                  |
| Parking        | Single Garage Attached                                             |

### Interior

|              |                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories      | 2                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                        |
| Basement     | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Corner Lot, Schools, Partially Fenced |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Lago Lindo School        |
| Middle     | Dr. Donald Massey School |
| High       | Queen Elizabeth School   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 28         |
| Condo Fee      | \$309           |

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Listing information last updated on August 2nd, 2025 at 6:02am MDT