

## \$270,000 - 14 18004 89 Street, Edmonton

MLS® #E4437931

**\$270,000**

3 Bedroom, 1.50 Bathroom, 1,230 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Well-kept 3-bedroom townhome in the family-friendly Lake View Place—perfect for first-time homebuyers! The main floor features brand-new luxury vinyl plank flooring and an open-concept layout with a bright living area, spacious dining nook, and a functional kitchen with painted cabinets, black appliances, and a breakfast bar ideal for casual dining. Upstairs, discover a full bath, and 3 spacious bedrooms all filled with natural light, with plenty of space and generous closets including the large primary suite. The unfinished basement provides room to grow—ideal for a future rec room, home gym, office, or storage. Enjoy the convenience of an attached, insulated, and drywalled garage. This well-managed complex is located steps from schools, daycare, parks, scenic lakes, and shopping. Public transit is nearby, and there's quick access to Anthony Henday, making commuting and daily errands a breeze. A smart, stylish start to homeownership! A perfect opportunity for 1st time buyers, young families, or investors.

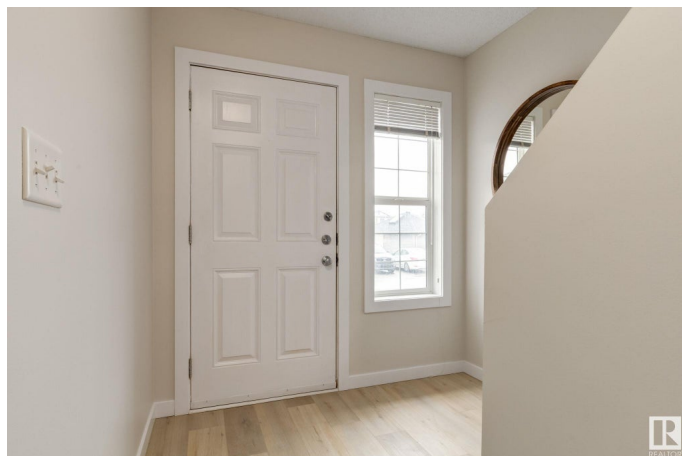
Built in 2009

### Essential Information

MLS® # E4437931

Price \$270,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	14 18004 89 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E7

### **Amenities**

Amenities	Patio
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, 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	Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Middle                      Lago Lindo/Bishop Greschuk  
High                      Dickinsfield/Card. Leger

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                      8  
Zoning                      Zone 28  
Condo Fee                      \$279

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