

## \$549,000 - 18108 89 Street, Edmonton

MLS® #E4462192

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,854 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Finally, the wait is over for the perfect home in the sought after College Woods at Lakeview, one of the most desirable areas of North Edmonton. You will fall in love with, this well maintained, almost like new home. The bright, open floor plan welcomes you to this fully loaded 2 Storey home with cozy gas fireplace & stone feature wall in the Living Room. The Dining Room has huge windows & sliding doors to the deck. The modern open Kitchen with granite counter tops is perfect to prepare gourmet meals. The main floor also features laundry, 2 PC Bath, hardwood floors & ceramic tiles. The second floor has Large Bonus room with high ceilings, Main Bedroom with walk in closet, En suite with jetted tub & shower. The upper level also has two more Bedrooms & a full Bath. Double attached garage is, insulated, dry walled & painted. The other upgrades include, AC, stucco & stone exterior, treated wood deck with gas line & Gazebo, wow! The location is close to all the amenities & an easy access to Henday. A must see!

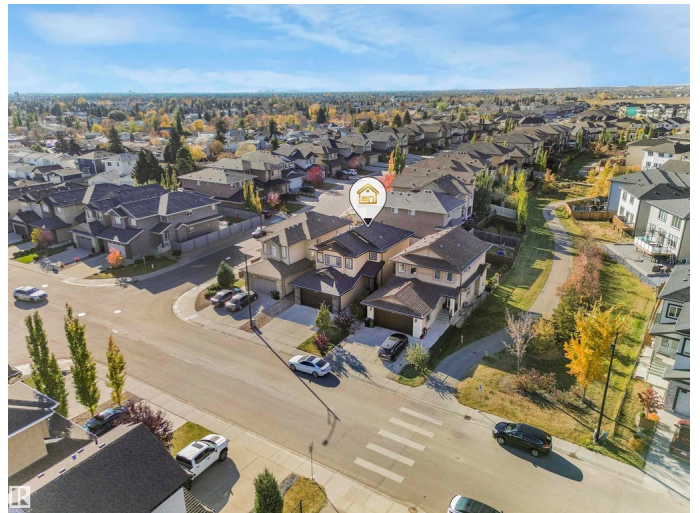
Built in 2013

### Essential Information

MLS® # E4462192

Price \$549,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,854                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18108 89 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0J5         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo |
| Parking   | Double Garage Attached        |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | See Remarks                                                                                                                      |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                             |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 28            |

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Listing information last updated on October 16th, 2025 at 4:17am MDT