# \$540,179 - 18231 85 Street, Edmonton

MLS® #E4445074

## \$540.179

3 Bedroom, 2.50 Bathroom, 1,660 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the "Blackwood" built by the award-winning builder Pacesetter homes and is located in the heart of College Woods at Lakeview one of North Edmonton's newest community. The Blackwood has an open concept floorplan with plenty of living space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite which also includes a bonus room / loft. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. The basement has a side separate entrance perfect for future development. Close to all amenities and easy access to the Anthony Henday. \*\*\* Photos used are from the same model recently built the colors may vary, should be complete by end of March 2026 \*\*\*

Built in 2025

#### **Essential Information**

MLS® # E4445074 Price \$540,179

Bedrooms 3

Bathrooms 2.50

Full Baths 2







Half Baths 1

Square Footage 1,660 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 18231 85 Street

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0E4

# **Amenities**

Amenities See Remarks

Parking Pad Cement/Paved

## Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 29th, 2025

Days on Market 125

Zoning Zone 28

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Listing information last updated on November 1st, 2025 at 4:02am MDT