

## \$724,900 - 18215 94 Street, Edmonton

MLS® #E4465162

**\$724,900**

4 Bedroom, 3.00 Bathroom, 2,368 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! this exceptional residence boasts a WALKOUT BASEMENT that overlooks a serene dry pond. The open-to-above great room, convenient mudroom, main floor Bedroom, and walkthrough pantry to the chef's kitchen and spice kitchen enhance the home's functionality and elegance. Upstairs, the primary suite offers a luxurious walk-in closet and 5 pc ensuite. The spacious family room and 3 more bedrooms, upstairs laundry and a full bath adds to the home's appeal. Additional highlights include BBQ gas line, triple-pane windows for improved energy efficiency, garage drain, and 9-foot ceilings on both the basement and main floors. The home also features MDF shelving, ceiling-height kitchen cabinets, and quartz countertops. Located just minutes from major shopping centers, K-9 schools, the military base, and with easy access to the Anthony Henday, this home combines convenience with luxury. MUST SEE!

Built in 2025

### Essential Information

MLS® # E4465162

Price \$724,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,368                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18215 94 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0V1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, See Remarks     |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Vinyl           |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |
| Foundation        | Concrete Perimeter    |

### Additional Information

Date Listed November 7th, 2025

Days on Market 8

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 15th, 2025 at 6:47pm MST