

Courtesy Of Trudi Hendry Of One Percent Realty

## \$269,900 - 21 18004 89 Street, Edmonton

MLS® #E4448674

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,215 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	\$269,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,215
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	41
Zoning	Zone 28
Condo Fee	\$309

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