

\$809,900 - 18204 94 Street, Edmonton

MLS® #E4452548

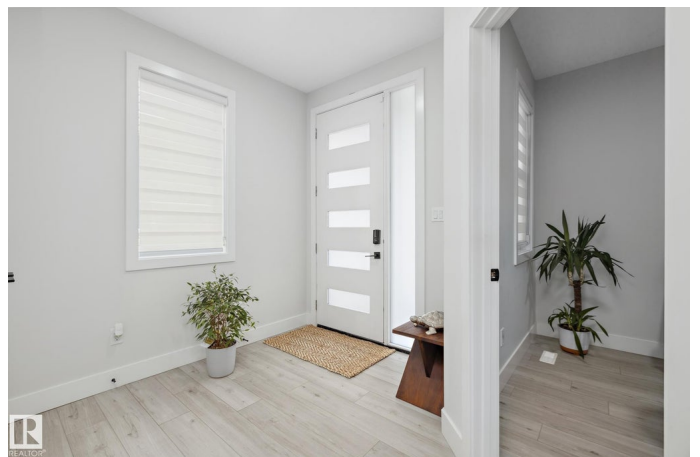
\$809,900

7 Bedroom, 4.00 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into luxury with this stunning 7-BEDROOM, 4-BATH home offering style, space, and serious versatility! The open-concept main floor features a gourmet kitchen with sleek quartz counters, elegant cabinetry, and a separate SPICE KITCHEN perfect for culinary adventures. Soaring 18ft ceilings and a striking electric fireplace elevate the great room making it perfect for entertaining while the main-floor office/bedroom and full bath offer flexibility. Upstairs, discover 3 bedrooms, laundry, a bonus room, and a dreamy primary suite boasting a raised ceiling and complete with a spa-like 5-piece ensuite and massive walk-in closet. The fully LEGAL 2-BEDROOM WALKOUT BASEMENT SUITE with separate entrance and fully equipped with all appliances is occupied by a quiet young family for great MORTGAGE HELPER rental income. Has finished garage with gas line, triple-pane windows, 9ft ceilings, alarm system, fully landscaped, and designer lighting and window coverings throughout. A must-see masterpiece!



Built in 2022

Essential Information

MLS® # E4452548

Price \$809,900

Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,355
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18204 94 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0G6

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl
Exterior Features Landscaped, Schools, Partially Fenced
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed August 11th, 2025
Days on Market 7
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 August 18th, 2025 at 3:32pm MDT