

\$556,746 - 18235 85 Street, Edmonton

MLS® #E4445073

\$556,746

3 Bedroom, 2.50 Bathroom, 1,646 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the "Brooklyn" built by the award-winning builder Pacesetter homes and is located in the heart of College Woods at Lakeview. The Brooklyn model is 1,648 square feet and has a stunning floorplan with plenty of open space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, making way for a spacious bonus room area, upstairs laundry, and an open to above staircase. The kitchen has a large island which is next to a sizeable nook and great room with stunning 3 panel windows. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also has a side separate entrance and two large windows perfect for a future income suite. *** Home is under construction and almost complete the photos being used are from the exact home recently built but colors may vary, home should be completed by March 2026 ***

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4445073 |
| Price | \$556,746 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,646 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 18235 85 Street |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0E4 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | See Remarks |
| Parking | 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 Swimming Pool, 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 55

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 23rd, 2025 at 1:17pm MDT