

## \$764,900 - 18135 87 Street, Edmonton

MLS® #E4465657

### \$764,900

4 Bedroom, 3.00 Bathroom, 2,405 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This BRAND NEW walkout home on a spacious pie lot offers the perfect blend of luxury, comfort, and functionality. The main floor features a bedroom and full bathroom—ideal for guests or multigenerational living. The open concept layout showcases an elegant open stairwell with glass railing, gorgeous herringbone floors, and a show-stopping chandelier that adds a touch of sophistication. The chef-inspired kitchen is equipped with modern finishes, premium cabinetry, and a convenient spice kitchen for all your culinary needs. Enjoy the serene views from your deck overlooking the dry pond, creating the perfect space to relax or entertain. Upstairs, you’ll find 3 spacious bedrooms, bonus room and a flex room—perfect for entertaining. The primary suite is designed to impress with a spa-like ensuite and a walk-in closet. A convenient upstairs laundry room adds everyday ease. The walkout basement is unfinished and ready for your personal touch. Appliances and blinds included!

Built in 2025

### Essential Information

MLS® # E4465657

Price \$764,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,405                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18135 87 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0X3         |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Tankless, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                             |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, See Remarks, Stoves-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                  |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 28             |

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Listing information last updated on November 14th, 2025 at 2:32pm MST