

## \$450,000 - 17935 84 Street, Edmonton

MLS® #E4432334

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Single Family on 0.00 Acres

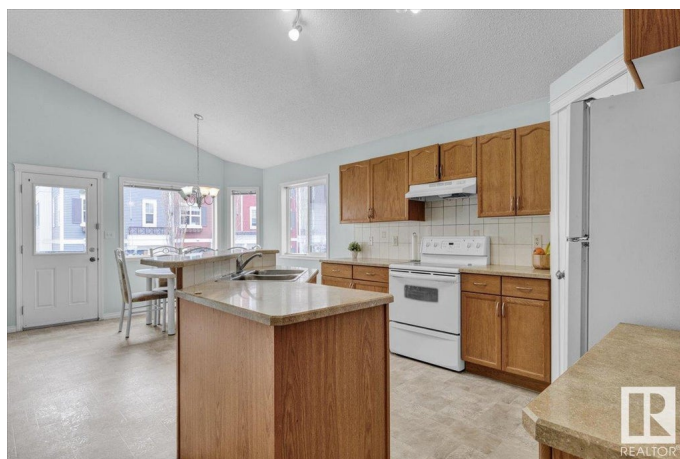
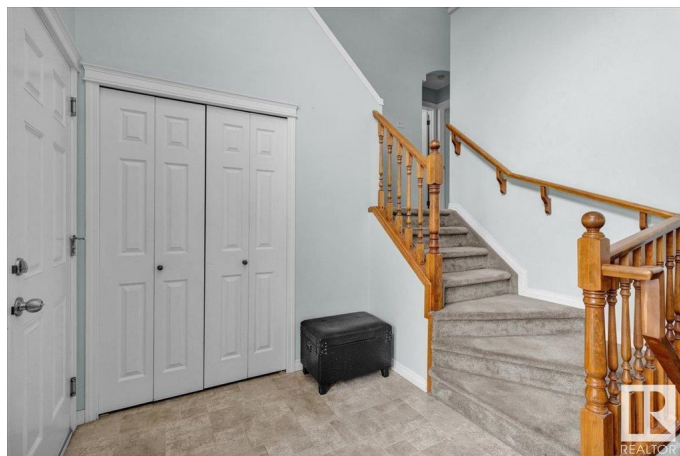
Klarvatten, Edmonton, AB

Welcome to Klarvatten. Located close to schools, shops, public transportation, & only steps away from the lake, you can't beat this location. The main floor has an open concept living space, w/ vaulted ceilings, perfect for entertaining. The kitchen has a corner pantry, some newer appliances, and an island that is the perfect height for an eating bar. The living room has new flooring, and a gas fireplace for all the cold winter nights. On a separate level, you have a HUGE primary room, w/ both a walk-in closet & 4pc ensuite. The basement is FULLY FINISHED with a large rec/ media room, full bedroom, and 4pc bathroom. The backyard has a large deck and plenty of space to entertain or garden! Other features include a newer furnace & HWT! For more details please visit the REALTOR's Website.

Built in 2007

### Essential Information

MLS® #	E4432334
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	17935 84 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0C7

### **Amenities**

Amenities	Deck, Recreation Room/Centre
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo/Bishop Gres.
Middle	Dickinsfield/Cardinal Leg.

High Queen Eliz./Archbishop O'L

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 4

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 April 27th, 2025 at 4:02am MDT