# \$449,900 - 17305 88 Street, Edmonton

MLS® #E4434728

## \$449.900

4 Bedroom, 3.00 Bathroom, 1,463 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Beautiful 2 storey located in the well sought after community of Klarvatten. This home features three very spacious bedrooms up with the Primary having a 4-piece en-suite with a Jacuzzi tub and a walk-in closet. As well on the upper level are a 4-piece family bath and as well a laundry area. The main floor offers a nice floor plan with the living room having a corner gas fireplace, an island kitchen, dining area and a 2-piece bath. The basement is developed with a family room, 2-piece bath, a bedroom and plenty of storage. Located on the front of the house is a covered porch, and the yard is fully fenced and landscaped with a double oversized detached garage. As well there is central air for those warm summer days that are coming. What a great place to call home and is a real pleasure to show.

Built in 2002

### **Essential Information**

MLS® # E4434728 Price \$449,900

Bedrooms 4

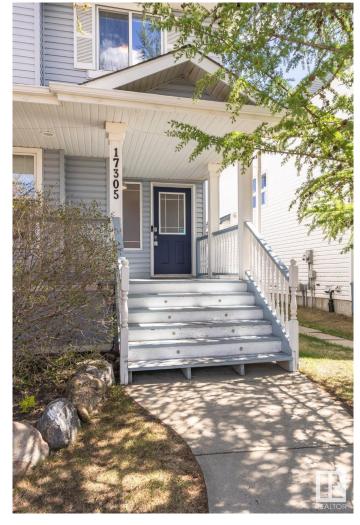
Bathrooms 3.00

Full Baths 2 Half Baths 2

Square Footage 1,463

Acres 0.00





Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17305 88 Street

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 3R4

# **Amenities**

Amenities Air Conditioner, Deck

Parking Spaces 3

Parking Double Garage Detached, Over Sized

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System

Attachments, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplaces Corner, Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 6th, 2025

Days on Market 4

Zoning Zone 28



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