

# \$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 9

Zoning Zone 28

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