

## \$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 7  
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 May 14th, 2025 at 4:32am MDT