

## \$429,888 - 17415 91 Street, Edmonton

MLS® #E4433881

**\$429,888**

4 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This well-maintained 4-level split family home offers 4 bedrooms and 2.5 baths. All 4 levels are finished; 3 levels offer gleaming hardwood floors throughout. Big primary bedroom features a walk-in closet and 3-piece ensuite. Spacious kitchen is overlooking backyard with gazebo and shed that are included in a sale. The bright, fully finished basement features fireplace in a family room and has large windows, a 4th bedroom and a 2-piece bath. Finished 4th level works great as a game room and provides tons of storage space. The attached double car garage includes built-in shelving. Located across from school, close to lakes and walking trails and a bus routes. This truly is a great family home and a pleasure to show!

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433881  |
| Price          | \$429,888 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,259     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1991                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17415 91 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2M3         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Deck, Detectors Smoke, Gazebo |
| Parking   | Double Garage Attached        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

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

### Additional Information

Date Listed April 30th, 2025

Days on Market 2

Zoning Zone 28

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