

## \$479,900 - 17303 89 Street, Edmonton

MLS® #E4432408

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this immaculate 2-storey family home, perfectly nestled in a serene location backing onto greenspace and two elementary schools within walking distance through the back gate—ideal for growing families. Flooded with natural light, the bright and airy main floor features an open-concept great room with stainless steel appliances, a corner pantry, gas fireplace, and convenient laundry and powder room. Step outside from the dining area to a stunning two-tier composite deck with gazebo overlooking the large backyard and greenspace. Upstairs offers three spacious bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. The finished lower level provides extra living space, a 3-piece bath, and a Murphy bed—perfect for guests. Recent updates: shingles & appliances (2024), flooring (2019) This home is a must see to fully appreciate how well it has been maintained. Close to a plethora of shopping, transit, Anthony Henday and only 10 minutes from CFB Edmonton!

Built in 2003

### Essential Information

MLS® # E4432408

Price \$479,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17303 89 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W5

### Amenities

Amenities	Deck, Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
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	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Picnic

Area, Playground Nearby, Private Setting, Public Transportation,  
Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Lago Lindo/Bishop Greschuk

### **Additional Information**

Date Listed April 24th, 2025  
Days on Market 6  
Zoning Zone 28

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Listing information last updated on April 30th, 2025 at 2:47pm MDT