

## **\$304,999 - 9 16777 91 Street, Edmonton**

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MLS® #E4435018

**\$304,999**

3 Bedroom, 1.50 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Great Investment and family oriented area in the Klarvatten community offers this charming 3-bedroom, 1.5-bath townhouse with an attached garage which offers year-round comfort and convenience. The main floor welcomes you with a spacious entryway, a bright living room, a half bath, and a generous eat-in kitchen that opens onto the deck, perfect for summer BBQs. Stylish and durable finishes add timeless appeal. Upstairs, you'll find a spacious primary bedroom, a full bath, and two additional bedrooms. The lower level includes a large laundry and storage area with direct access to the single attached garage. Set in a well-maintained complex with ample visitor parking right next door, this home is nestled in a friendly community where neighbour's truly care. Plenty of walk way opportunity, schools, and quick access to 97St plus the Henday.

Built in 2004

### **Essential Information**

MLS® #	E4435018
Price	\$304,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,096
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 16777 91 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3X4

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Concrete, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	50



Zoning	Zone 28
Condo Fee	\$277

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