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

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, \

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Finished

Exterior

Exterior Concrete, Stucco

Exterior Features See Remarks

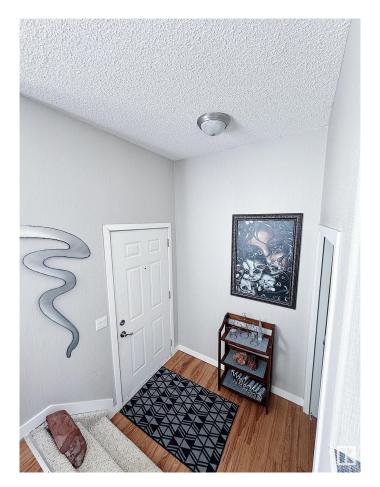
Roof Asphalt Shingles
Construction Concrete, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025

Days on Market 57





Zoning Zone 28 Condo Fee \$277

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 July 3rd, 2025 at 4:32am MDT