

## \$427,000 - 17623 91 Street, Edmonton

MLS® #E4440798

**\$427,000**

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this freshly painted bi-level in Klarvatten, offering 2 bedrooms upstairs and 2 additional bedrooms on the lower levels. A perfect starter home with solid bones and a chance to add your personal touch. The main entry welcomes you with a flex living area and leads to the kitchen. The kitchen features a corner pantry and overlooks the living room, creating a welcoming space for daily living and entertaining. Downstairs, you'll find a cozy third-level family room complete with a fireplace—ideal for movie nights or relaxing evenings. All the Poly-B plumbing has been professionally replaced, giving you peace of mind for years to come. It's a great opportunity to build equity and make it your own. Enjoy the decent-sized backyard, perfect for summer BBQs, and the convenience of a double front-attached garage. Located in a quiet neighborhood close to schools, parks, and amenities, this home offers both value and potential. Don't miss out on this great find in a family-friendly community!

Built in 1992

### Essential Information

MLS® # E4440798

Price \$427,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	17623 91 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2L4

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Lago Lindo School
Middle	Dickinsfield School
High	Queen Elizabeth School

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	5
Zoning	Zone 28

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