

## \$515,000 - 17940 90 Street, Edmonton

MLS® #E4433759

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,644 sqft

Single Family on 0.00 Acres

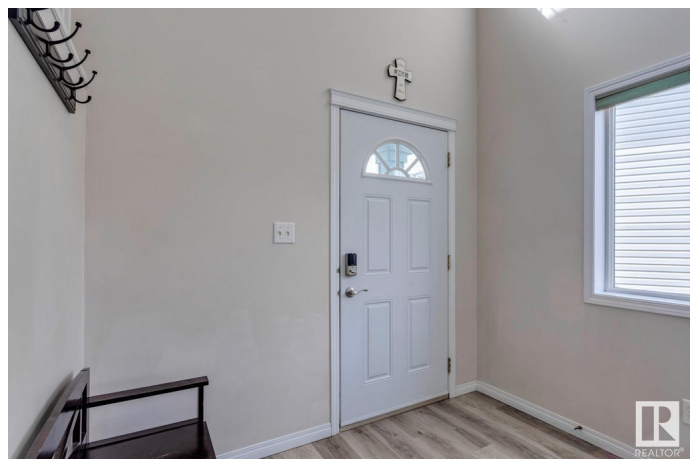
Klarvatten, Edmonton, AB

Welcome to this beautifully updated 4 bedroom, 3.5 bath home situated on a HUGE PIE LOT with a walking trail bordering the east side. this home offers a bright and modern living space designed for comfort and functionality. the open-concept main floor features a stylish vinyl plank, corner gas fireplace, walkthrough pantry, main floor laundry, and two piece bath. Second floor including, three bedrooms, two bathrooms and complete with a large bonus room. oversized double attached garage 23' X 20'. Upgrades include new kitchen cabinets quartz counter tops newer light fixtures and bathrooms. close to parks, schools, transportation and shopping.

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4433759      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,644         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17940 90 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0A1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

Days on Market 3

Zoning Zone 28

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Listing information last updated on May 4th, 2025 at 7:47am MDT