

# \$280,000 - 10 16777 91 Street, Edmonton

MLS® #E4450197

**\$280,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

This well-maintained 3-bedroom, two-storey townhouse offers low condo fees, spacious living, and is located within walking distance to Klarvatten Lake. Step into a bright and inviting living room filled with natural light. The large kitchen features a stylish movable island and opens to a private deck that backs onto green space – perfect for relaxing or entertaining. A convenient 2-piece bathroom completes the main floor. Upstairs, you’ll find three generously sized bedrooms, including a primary bedroom with a large closet, and a full 4-piece bathroom. The lower level offers a large laundry room and an oversized single garage with bonus storage room. Located close to parks, schools, public transit, shopping, and offering a quick commute to the military base, downtown, and the Henday.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450197  |
| Price          | \$280,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,098     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2004              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 16777 91 Street |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3X4            |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, Patio |
| Parking Spaces | 2                                                                                   |
| Parking        | Single Garage Attached                                                              |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Partial, Finished                                                                 |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 29th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 28 |
| Condo Fee      | \$277   |

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Listing information last updated on August 2nd, 2025 at 7:32am MDT