# \$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

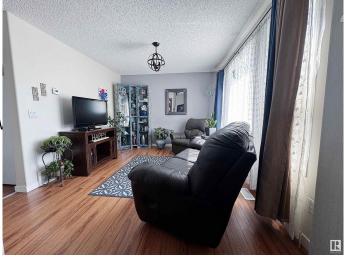
Roof Asphalt Shingles
Construction Concrete, Stucco
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 55





Zoning Zone 28 Condo Fee \$277

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