

Courtesy Of Russell Sobala Of Real Broker

## \$257,500 - 10 16777 91 Street, Edmonton

MLS® #E4450197

### \$257,500

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

Klarvatten, Edmonton, AB

This well-maintained 3-bedroom with attached garage, 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 finished and large laundry room and an oversized single garage with bonus storage room. The unit has recently been painted, offering a clean and refreshed appearance. 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	\$257,500
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	84
Zoning	Zone 28
Condo Fee	\$277

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Listing information last updated on October 20th, 2025 at 10:18pm MDT