

## \$429,888 - 17415 91 Street, Edmonton

MLS® #E4433881

**\$429,888**

4 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This well-maintained 4-level split family home offers 4 bedrooms and 2.5 baths. All 4 levels are finished; 3 levels offer gleaming hardwood floors throughout. Big primary bedroom features a walk-in closet and 3-piece ensuite. Spacious kitchen is overlooking backyard with gazebo and shed that are included in a sale. The bright, fully finished basement features fireplace in a family room and has large windows, a 4th bedroom and a 2-piece bath. Finished 4th level works great as a game room and provides tons of storage space. The attached double car garage includes built-in shelving. Located across from school, close to lakes and walking trails and a bus routes. This truly is a great family home and a pleasure to show!

Built in 1991

### Essential Information

MLS® #	E4433881
Price	\$429,888
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.00



Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	17415 91 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2M3

### Amenities

Amenities	Deck, Detectors Smoke, Gazebo
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 30th, 2025

Days on Market 2

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 5:47pm MDT