

\$449,900 - 17305 88 Street, Edmonton

MLS® #E4434728

\$449,900

4 Bedroom, 3.00 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Beautiful 2 storey located in the well sought after community of Klarvatten. This home features three very spacious bedrooms up with the Primary having a 4-piece en-suite with a Jacuzzi tub and a walk-in closet. As well on the upper level are a 4-piece family bath and as well a laundry area. The main floor offers a nice floor plan with the living room having a corner gas fireplace, an island kitchen, dining area and a 2-piece bath. The basement is developed with a family room, 2-piece bath, a bedroom and plenty of storage. Located on the front of the house is a covered porch, and the yard is fully fenced and landscaped with a double oversized detached garage. As well there is central air for those warm summer days that are coming. What a great place to call home and is a real pleasure to show.

Built in 2002

Essential Information

MLS® #	E4434728
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,463
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17305 88 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3R4

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	3
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner, Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed May 6th, 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 8th, 2025 at 5:47am MDT