

\$459,900 - 250 Klarvatten Road, Edmonton

MLS® #E4457307

\$459,900

3 Bedroom, 3.5 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

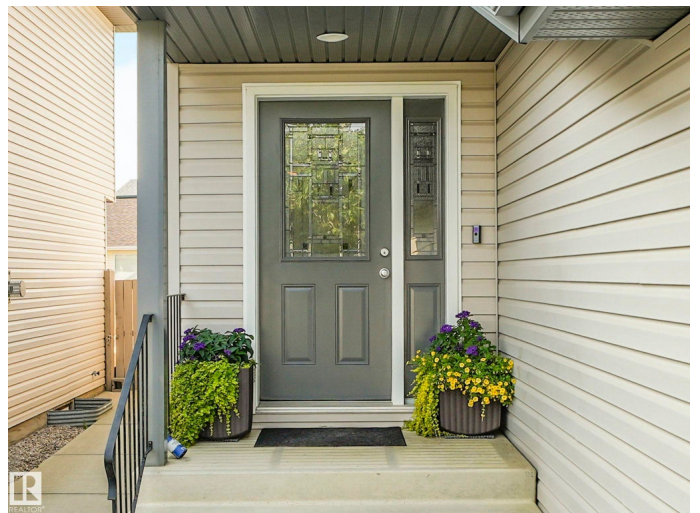
Welcome home to this immaculate former Reid-Built Showhome located in Klarvatten. This 2-storey home which features 3 BEDROOMS & 3.5 BATHROOMS combines style, comfort, and functionality—perfect for your family. Enjoy the convenience of a 2-pc bathroom located off the front entry, with access to the attached garage and walk-thru main floor laundry area. The heart of the home features CENTRAL A/C, a spacious open-concept kitchen and living room complete with a gas fireplace—ideal for chilly fall and winter evenings. Upstairs, you™ll find 3 spacious bedrooms & large full bathroom. Primary suite offers a private retreat with 4 -pc ensuite—perfect place to unwind. Fully finished basement is designed for entertaining and relaxation, featuring a large rec room wired for home theatre system, a wet bar, ample storage space, and cork flooring throughout for added warmth and comfort. Step outside onto the new deck and enjoy the tranquility of your backyard. All of this just minutes to many amenities! DON'T MISS OUT!

Built in 2002

Essential Information

MLS® # E4457307

Price \$459,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,472
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	250 Klarvatten Road
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3R5

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Smoking Home, R.V. Storage, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

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

Additional Information

Date Listed	September 11th, 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 September 13th, 2025 at 2:32pm MDT