

## \$425,000 - 17348 90 Street, Edmonton

MLS® #E4456540

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,450 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this beautifully maintained home in the highly desirable community of Klarvatten! Offering fantastic curb appeal with a concrete front porch, this home has seen several recent updates, including new vinyl siding, new shingles on both the house and garage, and a new hot water tank for added peace of mind. Inside, you'll find three spacious bedrooms and two bathrooms, perfectly designed for comfortable family living. The backyard is a private oasis, complete with mature trees and a large deck—ideal for relaxing or entertaining guests. A double detached garage adds convenience with plenty of parking and storage. With schools, parks, and shopping all within walking distance, this move-in ready home truly has it all!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456540  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,450     |
| Acres          | 0.00      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17348 90 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W6         |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home, Patio, See Remarks |
| Parking   | Double Garage Detached                                       |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 28             |

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