

## \$437,000 - 16915 91 Street, Edmonton

MLS® #E4447607

**\$437,000**

4 Bedroom, 3.00 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Discover this beautifully maintained four-level split in Klarvatten, offering over 2,400sq ft of bright, open living space with four generous bedrooms (including a full ensuite), two baths, and a brand-new 2022 furnace to keep you cozy year-round; gleaming hardwood flows through the main living areas into a spacious kitchen that opens onto a large balconyâ€”perfect for morning coffee or summer barbecuesâ€”and recent updates (roof, garage door, and windows in 2012; hot water tank in 2017; garage insulation in 2015; fenced yard in 2017) deliver true peace of mind, all just steps from Bishop Greschuk Catholic Elementary School, Lago Lindo Public School, lush parks, shopping, dining, public transit, and the Henday, making this home completely move-in ready for your next chapter.

Built in 1990

### Essential Information

MLS® #	E4447607
Price	\$437,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,289
Acres	0.00



Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	16915 91 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2W7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	1
Zoning	Zone 28

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