

\$427,000 - 17623 91 Street, Edmonton

MLS® #E4440798

\$427,000

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this freshly painted bi-level in Klarvatten, offering 2 bedrooms upstairs and 2 additional bedrooms on the lower levels. A perfect starter home with solid bones and a chance to add your personal touch. The main entry welcomes you with a flex living area and leads to the kitchen. The kitchen features a corner pantry and overlooks the living room, creating a welcoming space for daily living and entertaining. Downstairs, you'll find a cozy third-level family room complete with a fireplace—ideal for movie nights or relaxing evenings. All the Poly-B plumbing has been professionally replaced, giving you peace of mind for years to come. It's a great opportunity to build equity and make it your own. Enjoy the decent-sized backyard, perfect for summer BBQs, and the convenience of a double front-attached garage. Located in a quiet neighborhood close to schools, parks, and amenities, this home offers both value and potential. Don't miss out on this great find in a family-friendly community!

Built in 1992

Essential Information

MLS® # E4440798

Price \$427,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	17623 91 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2L4

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Lago Lindo School
Middle	Dickinsfield School
High	Queen Elizabeth School

Additional Information

Date Listed	June 6th, 2025
Days on Market	7
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 June 13th, 2025 at 10:33am MDT