

## **\$445,000 - 17409 88 Street, Edmonton**

MLS® #E4444065

**\$445,000**

4 Bedroom, 3.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

**IMMEDIATE POSSESSION!** This 4 BED, 3.5 BATH home has 1800+ sq.ft. of living space with a **FULLY FINISHED BASEMENT!** Lovely curb appeal with a **FRONT PORCH** and landscaping, this home is on a nice block close to **WALKING TRAILS** and **KLARVATTAN PARK**. The main floor has a large living room with ample light from the west-facing picture window, a half bath with laundry, and open kitchen and dining room. **FRESH PAINT** throughout and **NEW ZEBRA BLINDS** on above grade windows. Upstairs, **BRAND NEW CARPET!** Two generous bedrooms share a full bath and the primary bedroom has its own **ENSUITE FULL BATH** and **WALK-IN CLOSET**. Downstairs, a comfy family room, a very large bedroom and another full bath with shower. Plenty of storage under stairs and in mechanical room. A **FRESHLY PAINTED DECK** overlooks the private backyard with a 6' fence and **HEATED DOUBLE DETACHED GARAGE**. **NEW SHINGLES** May 2025. Plenty of windows and 2-panel half lite front and back doors fill this home with light! Walking distance to Bishop Greschuk school and parks!

Built in 2005

### **Essential Information**

MLS® # E4444065

Price \$445,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17409 88 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Z2

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bishop Greschuk Elementary
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### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	14
Zoning	Zone 28

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Listing information last updated on July 8th, 2025 at 3:32am MDT