

## \$525,000 - 17412 90 Street, Edmonton

MLS® #E4437999

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this charming detached single-family home in the desirable Klarvatten community! This well-maintained 2-storey property features 4 bedrooms—three upstairs, including a primary suite with a private 4-piece ensuite, and one in the fully finished basement, which also offers another 4-piece bathroom. Step into a bright foyer that leads into a spacious main level with modern finishes and stainless steel appliances in the kitchen. The upper-level family room is a standout, offering a cozy retreat with a beautiful bay window that fills the space with natural light. Enjoy the outdoors in the generous backyard complete with a deck, perfect for relaxing or entertaining. Located close to parks, schools, shopping, and more, this home is ideal for families looking for comfort, space, and convenience in a great neighborhood.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437999  |
| Price      | \$525,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,839                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17412 90 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3X8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, 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, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 22nd, 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 May 24th, 2025 at 5:17pm MDT