

# **\$524,702 - 467 Klarvatten Lake Wynd, Edmonton**

MLS® #E4434232

**\$524,702**

3 Bedroom, 3.00 Bathroom, 1,910 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

PRESTINE 2 STORY HOME!...SITUATED ON A 1/4 ACRE/MASSIVE YARD!...TWO TIER DECK...FULLY FINISHED!...VAULTED CEILINGS/HUGE WINDOWS...HARDWOOD THROUGHOUT!..This pride of ownership home is open concept, perfect flow through the main floor. Great size kitchen open to cozy family room with gas fireplace. Dream kitchen boasts tons of cabinets, large island with eating bar, tall pantries, desk, with great size dining space. 2 pce bath and huge laundry room with cabinetry and laundry sink, completes the main floor. Primary has walk in closet and great size 5 pce ensuite with jacuzzi tub and separate shower. Fully finished basement already has flex room,, 2 pce bath, and huge rec area. Great entertaining backyard boasts a gorgeous 2 tier deck, lower fire pit/stone patio and shed. A few steps to the lake and walking trails, this home is a great lifestyle choice - nothing to do but move in and enjoy!



Built in 1998

## **Essential Information**

MLS® #	E4434232
Price	\$524,702
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	2
Square Footage	1,910
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	467 Klarvatten Lake Wynd
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3C2

### Amenities

Amenities	Deck, Fire Pit, Patio, Vaulted Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	Zone 28



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Listing information last updated on May 4th, 2025 at 7:17pm MDT