

## \$515,000 - 17940 90 Street, Edmonton

MLS® #E4433759

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,644 sqft  
Single Family on 0.00 Acres

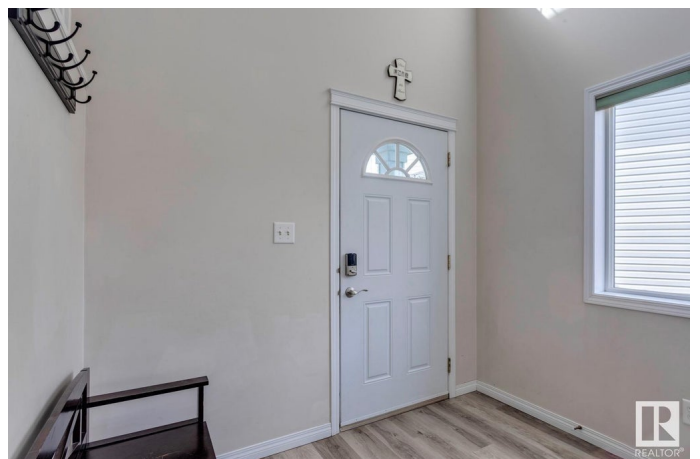
Klarvatten, Edmonton, AB

Welcome to this beautifully updated 4 bedroom, 3.5 bath home situated on a HUGE PIE LOT with a walking trail bordering the east side. this home offers a bright and modern living space designed for comfort and functionality. the open-concept main floor features a stylish vinyl plank, corner gas fireplace, walkthrough pantry, main floor laundry, and two piece bath. Second floor including, three bedrooms, two bathrooms and complete with a large bonus room. oversized double attached garage 23' X 20'. Upgrades include new kitchen cabinets quartz counter tops newer light fixtures and bathrooms. close to parks, schools, transportation and shopping.

Built in 2007

### Essential Information

MLS® #	E4433759
Price	\$515,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.00
Year Built	2007
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17940 90 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0A1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 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 2nd, 2025 at 10:17pm MDT