

## \$264,900 - 132 16823 84 Street, Edmonton

MLS® #E4442495

### \$264,900

2 Bedroom, 2.00 Bathroom, 959 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Affordable starter home for 1st time home Buyers or Investors! Well maintained 2 storey townhouse with LOW condo fee in the family oriented community of Klarvatten. Features large 2 Bedrooms, 2 Bathrooms, bright and spacious Living room & single attached garage. Living room offers large windows, cozy gas fireplace and hardwood floor. Open concept kitchen with maple wood cabinets and S/S appliances. The sliding back doors open to a private patio area perfect for BBQ with friends & family. Upper level comes with large Bedroom, 4pc Bathroom & Primary Bedroom with walk in closet and a 3pc en-suite. Visitor parking just steps away. Close to schools, parks, walking trails and playgrounds!

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4442495          |
| Price          | \$264,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 959               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 132 16823 84 Street |
| Area        | Edmonton            |
| Subdivision | Klarvatten          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3S4             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Vinyl                                |
| Exterior Features | Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Vinyl                                |
| Foundation        | Concrete Perimeter                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 28         |
| Condo Fee      | \$295           |

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Listing information last updated on June 17th, 2025 at 1:32am MDT