

## \$257,500 - 10 16777 91 Street, Edmonton

MLS® #E4450197

### \$257,500

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

This well-maintained 3-bedroom with attached garage, two-storey townhouse offers low condo fees, spacious living, and is located within walking distance to Klarvatten Lake.

Step into a bright and inviting living room filled with natural light. The large kitchen features a stylish movable island and opens to a private deck that backs onto green space – perfect for relaxing or entertaining. A convenient 2-piece bathroom completes the main floor.

Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a large closet, and a full 4-piece bathroom. The lower level offers a finished and large laundry room and an oversized single garage with bonus storage room. The unit has recently been painted, offering a clean and refreshed appearance. Located close to parks, schools, public transit, shopping, and offering a quick commute to the military base, downtown, and the Henday.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450197  |
| Price      | \$257,500 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 16777 91 Street |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3X4            |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, Patio |
| Parking Spaces | 2                                                                                   |
| Parking        | Single Garage Attached                                                              |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Partial, Finished                                                                 |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 82              |
| Zoning         | Zone 28         |
| Condo Fee      | \$277           |

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Listing information last updated on October 18th, 2025 at 10:02pm MDT