

## \$437,000 - 16915 91 Street, Edmonton

MLS® #E4447607

**\$437,000**

4 Bedroom, 3.00 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Discover this beautifully maintained four-level split in Klarvatten, offering over 2,400sq ft of bright, open living space with four generous bedrooms (including a full ensuite), two baths, and a brand-new 2022 furnace to keep you cozy year-round; gleaming hardwood flows through the main living areas into a spacious kitchen that opens onto a large balconyâ€”perfect for morning coffee or summer barbecuesâ€”and recent updates (roof, garage door, and windows in 2012; hot water tank in 2017; garage insulation in 2015; fenced yard in 2017) deliver true peace of mind, all just steps from Bishop Greschuk Catholic Elementary School, Lago Lindo Public School, lush parks, shopping, dining, public transit, and the Henday, making this home completely move-in ready for your next chapter.

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447607  |
| Price          | \$437,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,289     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1990                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16915 91 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2W7         |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, 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, Golf Nearby, Playground Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 28         |

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Listing information last updated on July 23rd, 2025 at 12:32am MDT