

## **\$320,000 - 9 16777 91 Street, Edmonton**

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MLS® #E4435018

**\$320,000**

3 Bedroom, 1.50 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Great Investment and family oriented area in the Klarvatten community offers this charming 3-bedroom, 1.5-bath townhouse with an attached garage which offers year-round comfort and convenience. The main floor welcomes you with a spacious entryway, a bright living room, a half bath, and a generous eat-in kitchen that opens onto the deck, perfect for summer BBQs. Stylish and durable finishes add timeless appeal. Upstairs, you'll find a spacious primary bedroom, a full bath, and two additional bedrooms. The lower level includes a large laundry and storage area with direct access to the single attached garage. Set in a well-maintained complex with ample visitor parking right next door, this home is nestled in a friendly community where neighbour's truly care. Plenty of walk way opportunity, schools, and quick access to 97St plus the Henday.

Built in 2004

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4435018  |
| Price      | \$320,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,096             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 16777 91 Street |
| Area        | Edmonton          |
| Subdivision | Klarvatten        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Z 3X4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Partial, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Stucco   |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 33            |



|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$277   |

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Listing information last updated on June 9th, 2025 at 12:02pm MDT