

## **\$439,900 - 17215 88 Street, Edmonton**

MLS® #E4453532

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Beautiful Klarvatten 2002 built 4 level split with a total of 4 bedrooms, 3 bathrooms, in a great location on a quiet street in a great neighborhood in northeast Edmonton. The main floor has a large oak kitchen with 4 appliances, dining room, living room, bay window, and a large front entrance. The upper level has 3 spacious bedrooms, 4 piece main bathroom, with the primary bedroom having a 3 piece ensuite. The third level has a large family room with gas fireplace, 4th bedroom, and a 4 piece bathroom. The fourth lower level has the laundry area, mechanical and it is unfinished, open and ready for development. The home is a non pet non smoking home, that is very bright and shows a 10 out of 10. The exterior of the home has great curb appeal with maintenance free vinyl siding, brick accents, poured sidewalks, landscaped, fenced, with a double detached garage with opener. The location of the home is a short drive to Henday and Yellowhead and is close to schools, shopping, and transportation.

Built in 2002

### **Essential Information**

MLS® # E4453532

Price \$439,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,146                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17215 88 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3R5         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 28           |

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Listing information last updated on September 5th, 2025 at 12:02pm MDT