

## \$268,000 - 87 16823 84 Street, Edmonton

MLS® #E4445340

**\$268,000**

2 Bedroom, 1.00 Bathroom, 1,067 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome home to this well appointed end unit townhome located in Klarvatten. This wonderful unit is carefully placed in the quiet section of the complex. Spacious kitchen with ample counter space and all appliances. Refurbished cabinets in a modern neutral tone. Living room with feature gas fireplace. Patio doors lead to the East Facing outdoor space. Two bedrooms upstairs are a great size. Four piece bathroom with upgraded tub and tile surround. New Furnace in 2017 and New Hot Water Tank and AC in 2018. Washer and Dryer included as well as built in vacuum system. Single attached garage. Low Condo fees : \$295 per month. Easy life with no maintenance. Well managed complex. Close to public transportation and shopping. Shows well. Immediate Possession.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445340  |
| Price          | \$268,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,067     |
| Acres          | 0.00      |
| Year Built     | 2002      |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 87 16823 84 Street |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3S4            |

### Amenities

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

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 17             |

|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$295   |

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Listing information last updated on July 19th, 2025 at 1:17pm MDT