

Courtesy Of Kathy Sobh Of MaxWell Polaris

## \$425,000 - 17348 90 Street, Edmonton

MLS® #E4456540

### \$425,000

3 Bedroom, 1.50 Bathroom, 1,450 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this beautifully maintained home in the highly desirable community of Klarvatten! Offering fantastic curb appeal with a concrete front porch, this home has seen several recent updates, including new vinyl siding, new shingles on both the house and garage, and a new hot water tank for added peace of mind. Inside, you'll find three spacious bedrooms and two bathrooms, perfectly designed for comfortable family living. The backyard is a private oasis, complete with mature trees and a large deck—ideal for relaxing or entertaining guests. A double detached garage adds convenience with plenty of parking and storage. With schools, parks, and shopping all within walking distance, this move-in ready home truly has it all!

Built in 2002

### Essential Information

MLS® #	E4456540
Price	\$425,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,450
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17348 90 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W6

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, Patio, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	13
Zoning	Zone 28

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