

## \$272,900 - 22 16823 84 Street, Edmonton

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MLS® #E4427661

**\$272,900**

3 Bedroom, 2.50 Bathroom, 1,185 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Step into this beautifully refreshed 3-bedroom end-unit townhome with a single attached garage, offering comfort, style, and plenty of natural light thanks to the abundance of extra windows. Recent updates include brand new appliances (2023) and new flooring throughout (2024), giving the home a fresh, modern feel. The main level features a bright, open-concept living and dining area with stylish laminate floors, and a functional U-shaped kitchen with plenty of cabinetry and workspace—perfect for everyday living or entertaining. Upstairs, you'll find three spacious bedrooms and a full 4-piece bathroom. The fully finished basement offers a versatile layout with a rec. room, 3-piece bathroom, laundry area, and additional storage. Step outside to enjoy your private concrete patio and the adjacent green space. Ideally located close to schools, parks, shopping, and public transit, this well-maintained home is an excellent opportunity for first-time buyers or savvy investors. Low condo fees add even more value.

Built in 2002

### Essential Information

MLS® # E4427661

Price \$272,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,185             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 16823 84 Street |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 3S4            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, See Remarks |
| Parking Spaces | 1  |
| Parking        | Single Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Commercial, Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 28          |
| Condo Fee      | \$295            |

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Listing information last updated on April 18th, 2025 at 6:32pm MDT