

# \$274,900 - 113 16823 84 Street, Edmonton

MLS® #E4432584

## \$274,900

3 Bedroom, 2.50 Bathroom, 1,185 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this bright & well-maintained fully-finished home! Updates include: Fridge & Stove (2025), Washer & Dryer (2025), Dishwasher (2022), HWT (2020), newer flooring throughout, bathroom updates, light fixtures throughout, and more! Enjoy the convenience of a single attached garage plus a rare two additional driveway stalls for ample parking. With 3 spacious bedrooms & 2.5 bathrooms, this modern home includes a fully finished basement, providing versatile space for a rec room, home gym, or family room-complete with laundry area and a full bathroom. The kitchen offers plenty of cabinetry, Stainless Steel appliances, and flows seamlessly into the open-concept living and dining areas—perfect for everyday living or entertaining. Upstairs, you'll find a full 4-piece bathroom and three comfortable bedrooms, including a primary bedroom with walk-in closet. Out your back door, enjoy your concrete patio & quiet private backyard.

Built in 2002

### Essential Information

MLS® #	E4432584
Price	\$274,900
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	113 16823 84 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3S4

### **Amenities**

Amenities	Parking-Visitor
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bishop Greschuk,John Bosco
Middle	Florence Hallock,Cardinal
High	M.E LaZerte

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	3
Zoning	Zone 28
Condo Fee	\$295

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