

\$304,999 - 9 16777 91 Street, Edmonton

MLS® #E4435018

\$304,999

3 Bedroom, 1.50 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Great Investment and family oriented area in the Klarvatten community offers this charming 3-bedroom, 1.5-bath townhouse with an attached garage which offers year-round comfort and convenience. The main floor welcomes you with a spacious entryway, a bright living room, a half bath, and a generous eat-in kitchen that opens onto the deck, perfect for summer BBQs. Stylish and durable finishes add timeless appeal. Upstairs, you'll find a spacious primary bedroom, a full bath, and two additional bedrooms. The lower level includes a large laundry and storage area with direct access to the single attached garage. Set in a well-maintained complex with ample visitor parking right next door, this home is nestled in a friendly community where neighbour's truly care. Plenty of walk way opportunity, schools, and quick access to 97St plus the Henday.

Built in 2004

Essential Information

| | |
|------------|-----------|
| MLS® # | E4435018 |
| Price | \$304,999 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,096 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 9 16777 91 Street |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 3X4 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Detectors Smoke |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Partial, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Concrete, Stucco |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 57 |



| | |
|-----------|---------|
| Zoning | Zone 28 |
| Condo Fee | \$277 |

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Listing information last updated on July 3rd, 2025 at 8:48am MDT