



## Edmonton Alberta

\$534,900

Nestled on a quiet cul-de-sac in the family-friendly Klarvatten community, this custom-built home sits on a flat, rectangular lot, just steps from walking trails and everyday essentials. With 4 bedrooms, 4 bathrooms, a fully finished basement, and over 2365 SQFT of living space, it's designed to impress. Upon entering, you're greeted by soaring open-to-below ceilings, gleaming hardwood floors, custom window coverings, and a cozy corner gas fireplace. The kitchen flows seamlessly into the living spaces, perfect for entertaining. Upgrades include new shingles, triple-pane windows, air-conditioning, and a central vacuum with toe-kick. Step outside to a private backyard oasis featuring an oversized deck and gas BBQ hookup, ideal for summer gatherings. Completing the home is a 24ft extended garage with epoxy flooring, a center drain, and hose bibs. Immaculately maintained and move-in ready, this home blends comfort, style, and convenience in a prime location. (id:6769)

Primary Bedroom 11'8" x 11'

Bedroom 2 10'1" x 9'7"

Bedroom 3 11'10" x 9'

Bonus Room 11'9" x 14'

Bedroom 4 19'11" x 8'

Recreation room 15'9" x 15'

Living room 16'2" x 15'

Dining room 10'4" x 8'1"

Kitchen Measurements not available x 11 m

Listing Presented By:



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Exp Realty



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