



## Edmonton Alberta

\$535,000

Parks, paths & ponds, Klarvatten is a perfect community to live! Welcome to this beautifully maintained open concept home with a gorgeous kitchen featuring loads of cabinets & counter space, newer s/s appliances (2024), a corner pantry & center island. The dining area has incredible natural light with patio doors to the south facing deck. The spacious living room is anchored by a cozy gas fireplace. Finishing off the main level are a 1/2 bath, laundry area (washer/dryer 2025) & mud room. Upstairs has a bright bonus room with bay window seating. The primary bedroom is a great size with a 4 pc ensuite & walk-in closet. Completing the upstairs are 2 more bedrooms & main bath. Downstairs has a very large rec room, 2 pc bath (shower rough in), & a nice play area for the kids, wet bar rough ins, & surround sound. Out back has a composite deck w/ aluminum railing, gazebo & gas line to BBQ. Other upgrades include A/C, roof (2023), furnace (2025), b/i vacuum and 16 x 4 shed. This is a home you won't want to miss! (id:6769)

Recreation room 6.16 x 4.25

Living room 4.15 x 4.31

Dining room 3.35 x 3.41

Kitchen 3.07 x 3.35

Primary Bedroom 4.25 x 3.60

Bedroom 2 3.59 x 2.77

Bedroom 3 3.38 x 2.87

Bonus Room 5.80 x 4.11

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://carrinekowalchuk.com/>



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