



## Edmonton Alberta

\$449,900

Located on a quiet street in Klarvatten, this bright and spacious bilevel offers over 1,900 sq ft of developed living space with 3 bedrooms and 3 bathrooms. The main floor features vaulted ceilings, large windows, hardwood and tile flooring, and a stylish kitchen with quartz countertops, grey cabinetry, centre island with sink, and tile backsplash. Garden doors lead to a large tiered deck and fully fenced yard. The main level includes two bedrooms, including a generous primary suite with 3-piece ensuite, plus a 4-piece bath. The finished basement offers big windows, a large family/games area, bedroom, 3-piece bath, and storage. Major updates include shingles (2020), sump pump, eavestroughs, bedroom floors, and hot water tank (2021), driveway mudjacking and furnace (2022), kitchen reno and patio door (2023), walls painted (2024), and ceilings, blinds, and Gemstone lights (2025). A heated, fully finished double attached garage completes the home. (id:6769)

Family room 9.13 m X 7.37 m

Bedroom 3 3.26 m X 4.4 m

Office Measurements not available

Living room 3.54 m X 4.24 m

Dining room 2.2 m X 5.56 m

Kitchen 2.28 m X 5.54 m

Primary Bedroom 4.17 m X 3.76 m

Bedroom 2 3.04 m X 3.37 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://colleenterlson.ca/>

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