

## \$274,900 - 18 16823 84 Street, Edmonton

MLS® #E4435181

**\$274,900**

3 Bedroom, 1.50 Bathroom, 1,195 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome home...this bright and spacious 3 bedroom townhouse is in great shape and move in ready! Enjoy the gas fireplace on those cool winter evenings and enjoy the green space common area in your backyard. It comes with a single attached garage and all the appliances are included.

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435181          |
| Price          | \$274,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,195             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|         |                    |
|---------|--------------------|
| Address | 18 16823 84 Street |
| Area    | Edmonton           |



|             |            |
|-------------|------------|
| Subdivision | Klarvatten |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T5Z 3G7    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2   |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached                                    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Direct Vent   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 28       |
| Condo Fee      | \$295         |

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Listing information last updated on May 9th, 2025 at 7:17pm MDT