

**\$274,900 - 113 16823 84 Street, Edmonton**

MLS® #E4432584

**\$274,900**

3 Bedroom, 2.50 Bathroom, 1,185 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this bright & well-maintained fully-finished home! Updates include: Fridge & Stove (2025), Washer & Dryer (2025), Dishwasher (2022), HWT (2020), newer flooring throughout, bathroom updates, light fixtures throughout, and more! Enjoy the convenience of a single attached garage plus a rare two additional driveway stalls for ample parking. With 3 spacious bedrooms & 2.5 bathrooms, this modern home includes a fully finished basement, providing versatile space for a rec room, home gym, or family room- complete with laundry area and a full bathroom. The kitchen offers plenty of cabinetry, Stainless Steel appliances, and flows seamlessly into the open-concept living and dining areas—perfect for everyday living or entertaining. Upstairs, you'll find a full 4-piece bathroom and three comfortable bedrooms, including a primary bedroom with walk-in closet. Out your back door, enjoy your concrete patio & quiet private backyard.

Built in 2002

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4432584  |
| Price     | \$274,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,185             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 113 16823 84 Street |
| Area        | Edmonton            |
| Subdivision | Klarvatten          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3S4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor        |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Bishop Greschuk,John Bosco |
| Middle     | Florence Hallock,Cardinal  |
| High       | M.E LaZerte                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 28          |
| Condo Fee      | \$295            |

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Listing information last updated on May 1st, 2025 at 3:47pm MDT