

## \$459,900 - 250 Klarvatten Road, Edmonton

MLS® #E4457307

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

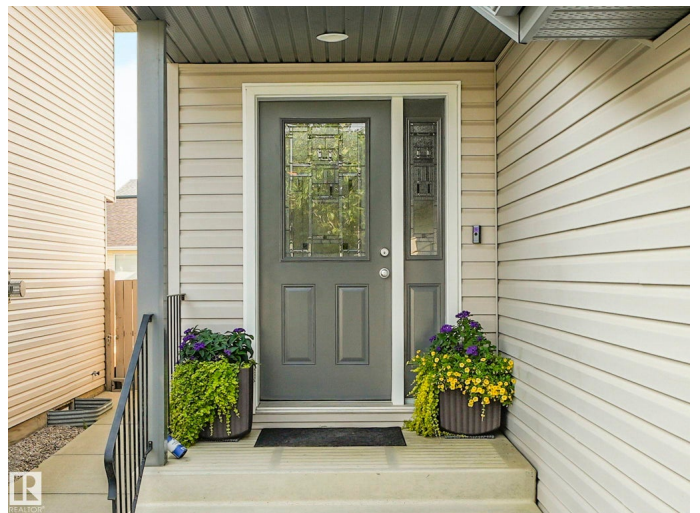
Welcome home to this immaculate former Reid-Built Showhome located in Klarvatten. This 2-storey home which features 3 BEDROOMS & 3.5 BATHROOMS combines style, comfort, and functionality—perfect for your family. Enjoy the convenience of a 2-pc bathroom located off the front entry, with access to the attached garage and walk-thru main floor laundry area. The heart of the home features CENTRAL A/C, a spacious open-concept kitchen and living room complete with a gas fireplace—ideal for chilly fall and winter evenings. Upstairs, you™ll find 3 spacious bedrooms & large full bathroom. Primary suite offers a private retreat with 4 -pc ensuite—perfect place to unwind. Fully finished basement is designed for entertaining and relaxation, featuring a large rec room wired for home theatre system, a wet bar, ample storage space, and cork flooring throughout for added warmth and comfort. Step outside onto the new deck and enjoy the tranquility of your backyard. All of this just minutes to many amenities! DON'T MISS OUT!

Built in 2002

### Essential Information

MLS® # E4457307

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,472                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 250 Klarvatten Road |
| Area        | Edmonton            |
| Subdivision | Klarvatten          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3R5             |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, No Smoking Home, R.V. Storage, Vinyl Windows, Wet Bar |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                                         |

**Exterior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 28              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 4:17am MDT