

## **\$263,999 - 39 16823 84st, Edmonton**

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MLS® #E4433953

**\$263,999**

3 Bedroom, 1.50 Bathroom, 1,193 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this beautiful end unit in Lakeview Greens. Inside is a terrific floor plan with a functional kitchen with plenty of cabinet space and a breakfast bar over looking a full sized living room with side windows to allow plenty of sunshine in and sliding doors to the private backyard. A 2 piece bath completes the main. A large primary bedroom includes a spacious walk-in closet for his and hers. Two more generous bedrooms and a full bath on the upper level. The basement is unfinished which includes laundry and roughed in for a full bathroom to compliment an extra bedroom with a full size window for a future development. Just off the hallway entry door is the attached garage. Upgrades include newer doors, windows, paint, new furnace motor, new LED lights, washer and dryer and upgraded garage motor. Easy access to Edmonton Military Garrison, close to schools, shopping, parks, public transit and The Anthony Henday. Very low condo fees and quick possession. Fantastic Investment Property

Built in 2002

### **Essential Information**

MLS® # E4433953

Price \$263,999



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,193             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 39 16823 84st |
| Area        | Edmonton      |
| Subdivision | Klarvatten    |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5Z 3S4       |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | No Animal Home, Parking-Vis  |
| Parking   | Front Drive Access, Single G |

### Interior

|            |  |
|------------|--|
| Appliances | Dishwasher-Built-In, Dryer,<br>Vacuum System Attachme<br>Remarks |
|------------|--|

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, No Back Lane, Public Transportation, Schools, Shopping<br>Nearby, See Remarks |
| Roof              | Asphalt Shingles  |



|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Lago Lindo Elementry     |
| Middle     | Mary Butterworth Jr High |
| High       | ME LaZerte Senior High   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 28       |
| Condo Fee      | \$295         |

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Listing information last updated on May 3rd, 2025 at 11:47am MDT