

## \$439,900 - 17627 91 Street, Edmonton

MLS® #E4458657

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this well-maintained 4-level split in family-friendly Klarvatten with approximately 2,000 sq. ft. of finished living space. The main floor features vaulted ceilings, a bright living room, formal dining, and a spacious kitchen with garden doors leading to a deck and landscaped backyard complete with pergola, fruit trees, vegetable garden, and fresh flowers. Upstairs are 2 generous bedrooms with luxuriously upgraded silk carpet and a 4-piece bath, while the lower level offers a large family room with wood-burning fireplace, a 3rd bedroom, and another 4-piece bath. The fully finished basement includes a recreation room, 4th bedroom with walk-in closet, laundry, and storage. Notable updates: roof (2016), hot water tank (2021), furnace (2020, serviced 2025), upgraded carpet, and updated garage and front doors. Close proximity to schools, shopping, public transit, and the Anthony Henday make this a fantastic choice.

Built in 1993

### Essential Information

MLS® #	E4458657
Price	\$439,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,077
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	17627 91 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2L4

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Crawl Space, Deck, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 19th, 2025

Days on Market                3

Zoning                            Zone 28

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