

## \$268,000 - 87 16823 84 Street, Edmonton

MLS® #E4445340

**\$268,000**

2 Bedroom, 1.00 Bathroom, 1,067 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome home to this well appointed end unit townhome located in Klarvatten. This wonderful unit is carefully placed in the quiet section of the complex. Spacious kitchen with ample counter space and all appliances. Refurbished cabinets in a modern neutral tone. Living room with feature gas fireplace. Patio doors lead to the East Facing outdoor space. Two bedrooms upstairs are a great size. Four piece bathroom with upgraded tub and tile surround. New Furnace in 2017 and New Hot Water Tank and AC in 2018. Washer and Dryer included as well as built in vacuum system. Single attached garage. Low Condo fees : \$295 per month. Easy life with no maintenance. Well managed complex. Close to public transportation and shopping. Shows well. Immediate Possession.

Built in 2002

### Essential Information

MLS® #	E4445340
Price	\$268,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,067
Acres	0.00
Year Built	2002



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	87 16823 84 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3S4

### Amenities

Amenities	No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	24

Zoning	Zone 28
Condo Fee	\$295

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Listing information last updated on July 26th, 2025 at 1:32pm MDT