

## \$264,900 - 132 16823 84 Street, Edmonton

MLS® #E4442495

### \$264,900

2 Bedroom, 2.00 Bathroom, 959 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Affordable starter home for 1st time home Buyers or Investors! Well maintained 2 storey townhouse with LOW condo fee in the family oriented community of Klarvatten. Features large 2 Bedrooms, 2 Bathrooms, bright and spacious Living room & single attached garage. Living room offers large windows, cozy gas fireplace and hardwood floor. Open concept kitchen with maple wood cabinets and S/S appliances. The sliding back doors open to a private patio area perfect for BBQ with friends & family. Upper level comes with large Bedroom, 4pc Bathroom & Primary Bedroom with walk in closet and a 3pc en-suite. Visitor parking just steps away. Close to schools, parks, walking trails and playgrounds!

Built in 2002

### Essential Information

MLS® #	E4442495
Price	\$264,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2002
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	132 16823 84 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3S4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	June 14th, 2025
Days on Market	12
Zoning	Zone 28
Condo Fee	\$295

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