

\$445,000 - 17409 88 Street, Edmonton

MLS® #E4444065

\$445,000

4 Bedroom, 3.50 Bathroom, 1,389 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

IMMEDIATE POSSESSION! This 4 BED, 3.5 BATH home has 1800+ sq.ft. of living space with a **FULLY FINISHED BASEMENT!** Lovely curb appeal with a **FRONT PORCH** and landscaping, this home is on a nice block close to **WALKING TRAILS** and **KLARVATTAN PARK**. The main floor has a large living room with ample light from the west-facing picture window, a half bath with laundry, and open kitchen and dining room. **FRESH PAINT** throughout and **NEW ZEBRA BLINDS** on above grade windows. Upstairs, **BRAND NEW CARPET!** Two generous bedrooms share a full bath and the primary bedroom has its own **ENSUITE FULL BATH** and **WALK-IN CLOSET**. Downstairs, a comfy family room, a very large bedroom and another full bath with shower. Plenty of storage under stairs and in mechanical room. A **FRESHLY PAINTED DECK** overlooks the private backyard with a 6' fence and **HEATED DOUBLE DETACHED GARAGE**. **NEW SHINGLES** May 2025. Plenty of windows and 2-panel half lite front and back doors fill this home with light! Walking distance to Bishop Greschuk school and parks!

Built in 2005

Essential Information

MLS® #	E4444065
Price	\$445,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17409 88 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Z2

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Bishop Greschuk Elementary
------------	----------------------------

Additional Information

Date Listed	June 24th, 2025
Days on Market	13
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 July 7th, 2025 at 12:32pm MDT