

Courtesy Of Thomas Kube Of Black Sheep Realty

## \$425,000 - 17627 91 Street, Edmonton

MLS® #E4458657

**\$425,000**

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      | \$425,000 |
| 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                27

Zoning                              Zone 28

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Listing information last updated on October 16th, 2025 at 4:17am MDT