

## \$272,900 - 22 16823 84 Street, Edmonton

MLS® #E4427661

**\$272,900**

3 Bedroom, 2.50 Bathroom, 1,185 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Step into this beautifully refreshed 3-bedroom end-unit townhome with a single attached garage, offering comfort, style, and plenty of natural light thanks to the abundance of extra windows. Recent updates include brand new appliances (2023) and new flooring throughout (2024), giving the home a fresh, modern feel. The main level features a bright, open-concept living and dining area with stylish laminate floors, and a functional U-shaped kitchen with plenty of cabinetry and workspace—perfect for everyday living or entertaining. Upstairs, you'll find three spacious bedrooms and a full 4-piece bathroom. The fully finished basement offers a versatile layout with a rec. room, 3-piece bathroom, laundry area, and additional storage. Step outside to enjoy your private concrete patio and the adjacent green space. Ideally located close to schools, parks, shopping, and public transit, this well-maintained home is an excellent opportunity for first-time buyers or savvy investors. Low condo fees add even more value.

Built in 2002

### Essential Information

MLS® # E4427661

Price \$272,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	22 16823 84 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3S4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Commercial, Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo School
Middle	Dickinsfield School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	Zone 28
Condo Fee	\$295

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 April 4th, 2025 at 8:32am MDT