

\$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

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

Additional Information

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|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 28 |

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Listing information last updated on July 7th, 2025 at 8:47pm MDT