

Courtesy Of Abi MacKenzie Of Mozaic Realty Group

# \$499,900 - 442 Klarvatten Lake Wynd, Edmonton

MLS® #E4455795

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to serene lakeside living in Klarvatten! Enjoy peace of mind with a long list of thoughtful upgrades: FRESHLY PAINTED! WINDOWS (2015), SHINGLES (2018), FURNACE (2017), HWT (2019), AC (2022), DECK (2023), & more! Inside, natural light fills the front family room and elegant dining area—an inviting space for hosting or gathering with loved ones. The open-concept kitchen shines with s/s appliances, a sunny breakfast nook, and a cozy living room where you can unwind by the fireplace. A 2-pc bath and convenient laundry/mudroom with garage access complete the main floor. Upstairs, the spacious primary suite offers a private retreat with 4-pc ensuite. 2 add'l bdrms and a full 4-pc bath provide plenty of room for family or guests. The fully finished basement extends your living space with a large rec/family room and an additional bedroom! Step outside to your backyard oasis—complete with a deck, gazebo, and picturesque lake views. Perfect for slow mornings or sunset gatherings! Welcome home! :)

Built in 1995

## Essential Information

MLS® # E4455795

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 442 Klarvatten Lake Wynd |
| Area        | Edmonton                 |
| Subdivision | Klarvatten               |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Z 3B9                  |

### Amenities

|               |                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking       | Double Garage Attached, Insulated                                                                                                                                      |
| Is Waterfront | Yes                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Oak Surround, Tile Surround                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                   |

**Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Backs Onto Lake, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 28             |

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Listing information last updated on September 9th, 2025 at 5:02pm MDT