

\$449,900 - 17215 88 Street, Edmonton

MLS® #E4453532

\$449,900

3 Bedroom, 3.00 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Beautiful Klarvatten 2002 built 4 level split with a total of 4 bedrooms, 3 bathrooms, in a great location on a quiet street in a great neighborhood in northeast Edmonton. The main floor has a large oak kitchen with 4 appliances, dining room, living room, bay window, and a large front entrance. The upper level has 3 spacious bedrooms, 4 piece main bathroom, with the primary bedroom having a 3 piece ensuite. The third level has a large family room with gas fireplace, 4th bedroom, and a 4 piece bathroom. The fourth lower level has the laundry area, mechanical and it is unfinished, open and ready for development. The home is a non pet non smoking home, that is very bright and shows a 10 out of 10. The exterior of the home has great curb appeal with maintenance free vinyl siding, brick accents, poured sidewalks, landscaped, fenced, with a double detached garage with opener. The location of the home is a short drive to Henday and Yellowhead and is close to schools, shopping, and transportation.

Built in 2002

Essential Information

MLS® # E4453532

Price \$449,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,146
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	17215 88 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3R5

Amenities

Amenities	Vaulted Ceiling, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 17th, 2025
Days on Market 7
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 August 24th, 2025 at 6:02pm MDT