

# \$474,702 - 530 Klarvatten Lake Wynd, Edmonton

MLS® #E4426811

**\$474,702**

3 Bedroom, 3.50 Bathroom, 1,631 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

JUST A FEW STEPS FROM LAKE...NEW ROOF!...PARTIALLY FINISHED BASEMENT WITH BATHROOM ALREADY DONE!...HEATED GARAGE.... PERFECT OVERSIZED SHED ON THE SIDE....~!WELCOME HOME!~...This attractive home is open concept, perfect flow through the main floor. Great size kitchen open to cozy family room with gas fireplace. Kitchen boasts lots of cabinets, large island with eating bar and plenty of seating, with great dining space. 2 pce bath and laundry completes the main floor. Upstairs are three bedrooms and 4 pce bath. Primary has walk in closet and great size 4 pce ensuite. Partly finished basement already has a 4 pce bathroom, so all you need to do is finish the rest with your personal touches! Great entertaining backyard boasts a fire pit for those summer nights coming, and a nice size deck with pergola. A few steps to the lake and walking trails, this home is a great lifestyle choice - a place to call home!

Built in 2001

## Essential Information

MLS® #	E4426811
Price	\$474,702
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	530 Klarvatten Lake Wynd
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3M1

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 14  
Zoning Zone 28

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