# \$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

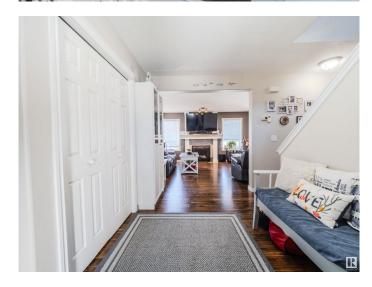
### **Essential Information**

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

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 6:32pm MDT