

## \$479,900 - 17303 89 Street, Edmonton

MLS® #E4432408

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this immaculate 2-storey family home, perfectly nestled in a serene location backing onto greenspace and two elementary schools within walking distance through the back gate—ideal for growing families. Flooded with natural light, the bright and airy main floor features an open-concept great room with stainless steel appliances, a corner pantry, gas fireplace, and convenient laundry and powder room. Step outside from the dining area to a stunning two-tier composite deck with gazebo overlooking the large backyard and greenspace. Upstairs offers three spacious bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. The finished lower level provides extra living space, a 3-piece bath, and a Murphy bed—perfect for guests. Recent updates: shingles & appliances (2024), flooring (2019) This home is a must see to fully appreciate how well it has been maintained. Close to a plethora of shopping, transit, Anthony Henday and only 10 minutes from CFB Edmonton!

Built in 2003

### Essential Information

MLS® # E4432408

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,485                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17303 89 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W5         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Gazebo, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Picnic |

Area, Playground Nearby, Private Setting, Public Transportation,  
Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Lago Lindo/Bishop Greschuk

### **Additional Information**

Date Listed April 24th, 2025  
Days on Market 4  
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 28th, 2025 at 7:32am MDT