

## **\$263,999 - 39 16823 84st, Edmonton**

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MLS® #E4433953

**\$263,999**

3 Bedroom, 1.50 Bathroom, 1,193 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this beautiful end unit in Lakeview Greens. Inside is a terrific floor plan with a functional kitchen with plenty of cabinet space and a breakfast bar over looking a full sized living room with side windows to allow plenty of sunshine in and sliding doors to the private backyard. A 2 piece bath completes the main. A large primary bedroom includes a spacious walk-in closet for his and hers. Two more generous bedrooms and a full bath on the upper level. The basement is unfinished which includes laundry and roughed in for a full bathroom to compliment an extra bedroom with a full size window for a future development. Just off the hallway entry door is the attached garage. Upgrades include newer doors, windows, paint, new furnace motor, new LED lights, washer and dryer and upgraded garage motor. Easy access to Edmonton Military Garrison, close to schools, shopping, parks, public transit and The Anthony Henday. Very low condo fees and quick possession. Fantastic Investment Property

Built in 2002

### **Essential Information**

MLS® # E4433953

Price \$263,999



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	39 16823 84st
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3S4

### Amenities

Amenities	No Animal Home, Parking-Vis
Parking	Front Drive Access, Single G

### Interior

Appliances	Dishwasher-Built-In, Dryer, Vacuum System Attachme Remarks
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Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo Elementry
Middle	Mary Butterworth Jr High
High	ME LaZerte Senior High

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	10
Zoning	Zone 28
Condo Fee	\$295

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Listing information last updated on May 12th, 2025 at 4:33pm MDT