

# \$370,000 - 17707 90 Street, Edmonton

MLS® #E4456498

## \$370,000

4 Bedroom, 2.00 Bathroom, 990 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! This 4-bedroom, 2-bath bi-level offers 989 sq ft above grade plus a finished basement, creating plenty of space for family living. The bright main floor features a large front window, open dining area, and kitchen with island and cabinet storage. Downstairs youâ€™ll find two bedrooms, a full bath, and a roomy family space. Step outside to enjoy the deck and fenced yard. With solid structure and layout already in place, this home is an excellent opportunity for first-time buyers to build equity while adding their own finishing touches. Located in a welcoming community near parks, schools, and everyday amenities, this is your chance to step into homeownership with room to grow.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456498  |
| Price          | \$370,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 990       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17707 90 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0A2         |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 28             |

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Listing information last updated on September 18th, 2025 at 3:17am MDT