

## \$639,900 - 17632 87 Street, Edmonton

MLS® #E4461318

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,111 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

**WALKOUT BSMT BACKING ONTO POND !**

Welcome to this inviting 2,111 sq. ft. two-storey family home with brand-new Carpet and brand new shingles makes this home move-in ready for your family to enjoy. The heart of the home is the spacious kitchen, featuring maple cabinets, granite counter tops, stainless steel appliances, hardwood floors, gas fireplace in family room, home office, Central Air, plenty of natural light from the large windows overlooking the water with 20 x 13 maintenance free deck with west exposure. There's room for everyone with three comfortable bedrooms upstairs and a fourth bedroom downstairs, ideal for guests or teens needing their own space. Upstairs a large bonus room offers even more family living space. The walkout basement adds a bright living area with hardwood flooring and a three-piece bath, bedroom, and separate entrance. The backyard has a separate enclosed hot tub solarium room with a spectacular pond view and patio under a covered deck with a gorgeous private yard.

Built in 2006

### Essential Information

MLS® #	E4461318
Price	\$639,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17632 87 Street
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0A4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air
Stories	3
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Lake, Fenced, Landscaped, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby, View Lake

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## Additional Information

Date Listed October 8th, 2025

Days on Market 27

Zoning Zone 28

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