

# \$269,999 - 135 16823 84 Street, Edmonton

MLS® #E4433647

## \$269,999

3 Bedroom, 1.50 Bathroom, 1,176 sqft  
Condo / Townhouse on 0.00 Acres

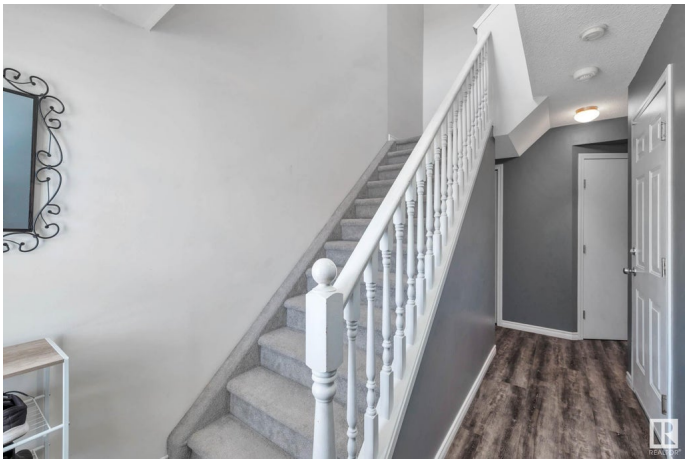
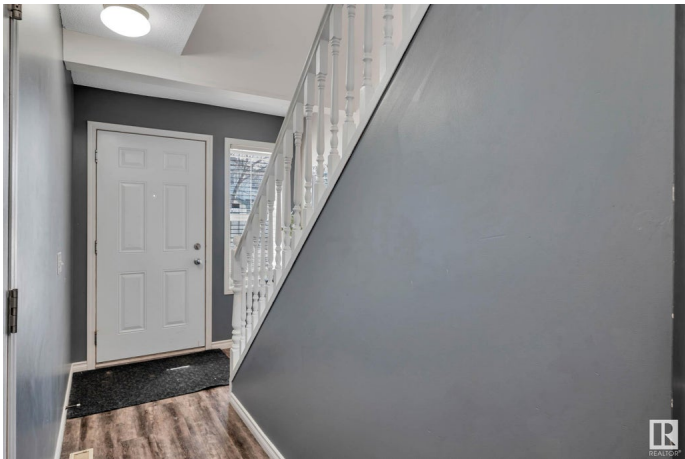
Klarvatten, Edmonton, AB

JUST MOVE IN & ENJOY this well maintained 3-bedroom townhome with a single attached garage and central A/C! The bright main floor features an open-concept living and dining area with stylish laminate flooring and a cozy gas fireplace. The U-shaped kitchen offers ample cabinetry and workspace—perfect for family meals. Upstairs, you'll find three spacious bedrooms and a 4-piece bathroom. The basement is unfinished but includes laundry and space for future development. Step out to your private concrete patio - ideal for summer BBQs. Located close to schools, parks, shopping, and transit, this clean and well-maintained home is perfect for first-time buyers or investors. Low monthly condo fees add great value!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433647  |
| Price          | \$269,999 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,176     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 135 16823 84 Street |
| Area        | Edmonton            |
| Subdivision | Klarvatten          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3S4             |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking |
| Parking   | Single Garage Attached                                                             |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace    | Yes                                                                                                                         |
| Fireplaces   | Mantel                                                                                                                      |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 28 |
| Condo Fee      | \$295   |

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Listing information last updated on May 2nd, 2025 at 4:17pm MDT