

# \$474,702 - 530 Klarvatten Lake Wynd, Edmonton

MLS® #E4426811

**\$474,702**

3 Bedroom, 3.50 Bathroom, 1,631 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

JUST A FEW STEPS FROM LAKE...NEW ROOF!...PARTIALLY FINISHED BASEMENT WITH BATHROOM ALREADY DONE!...HEATED GARAGE.... PERFECT OVERSIZED SHED ON THE SIDE....~!WELCOME HOME!~...This attractive home is open concept, perfect flow through the main floor. Great size kitchen open to cozy family room with gas fireplace. Kitchen boasts lots of cabinets, large island with eating bar and plenty of seating, with great dining space. 2 pce bath and laundry completes the main floor. Upstairs are three bedrooms and 4 pce bath. Primary has walk in closet and great size 4 pce ensuite. Partly finished basement already has a 4 pce bathroom, so all you need to do is finish the rest with your personal touches! Great entertaining backyard boasts a fire pit for those summer nights coming, and a nice size deck with pergola. A few steps to the lake and walking trails, this home is a great lifestyle choice - a place to call home!

Built in 2001

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426811  |
| Price     | \$474,702 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,631                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 530 Klarvatten Lake Wynd |
| Area        | Edmonton                 |
| Subdivision | Klarvatten               |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Z 3M1                  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 14  
Zoning Zone 28

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Listing information last updated on April 4th, 2025 at 4:02am MDT