

# \$271,500 - 4 16777 91 Street, Edmonton

MLS® #E4454371

## \$271,500

3 Bedroom, 1.50 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

This updated 3-bedroom home is the perfect blend of comfort and convenience. Step into fresh new floors, modern light fixtures, and freshly painted walls that brighten every room. The finished basement adds flexibility to your lifestyle—with a washer, dryer, and access to the garage. Upstairs, you'll find three generously sized bedrooms, with fresh new carpet throughout. The attached garage features built-in storage room—perfect for keeping things tidy, organized, and out of sight. But here's the best part: You're just a short walk from scenic lakes and tranquil walking trails—ideal for morning jogs, weekend strolls, or sunset reflections.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454371          |
| Price          | \$271,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,095             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 16777 91 Street |
| Area        | Edmonton          |
| Subdivision | Klarvatten        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Z 3X4           |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Parking-Extra, Parking-Visitor |
| Parking   | Single Garage Attached               |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Partial, Partially Finished                                                                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stucco                                                |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 75                |
| Zoning         | Zone 28           |
| Condo Fee      | \$277             |

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Listing information last updated on November 5th, 2025 at 3:02am MST