

# \$499,000 - 429 Klarvatten Lake Wynd, Edmonton

MLS® #E4447921

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,809 sqft  
Single Family on 0.00 Acres

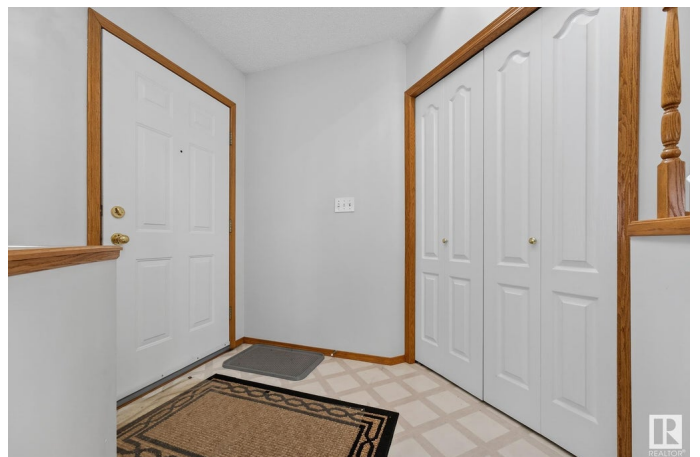
Klarvatten, Edmonton, AB

Welcome to this charming 3-bedroom, 3-bath home located in the family-friendly neighborhood of Klarvatten. This well-maintained property offers a bright and spacious layout, perfect for modern living. Enjoy the convenience of main floor laundry, a 23X26 OVERSIZED HEATED GARAGE with ample space to park a full sized truck, and generous storage. The kitchen and dining area open to a LARGE 18' x 19' BALCONY—perfect for morning coffee, BBQs, or outdoor entertaining. The spacious backyard provides plenty of room for gatherings, play, or gardening. Upstairs, you™ll find three comfortable bedrooms, including a primary suite with ensuite bath. SHINGLES replaced in 2019, HOT WATER TANK replaced in 2023, and DECK BOARDS were replaced last year. Situated close to parks, schools, shopping, and public transit, this home blends comfort, function, and location.

Built in 1997

## Essential Information

MLS® #	E4447921
Price	\$499,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,809
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	429 Klarvatten Lake Wynd
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3B9

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Tub
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	11
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 1:32pm MDT