

## **\$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        32

Zoning                      Zone 28

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Listing information last updated on November 9th, 2025 at 11:47am MST