

## \$425,000 - 542 Klarvatten Lake Wynd, Edmonton

MLS® #E4435310

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

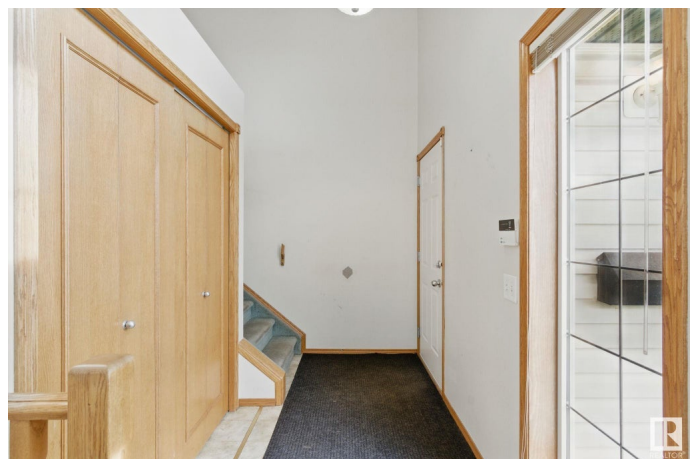
Klarvatten, Edmonton, AB

Welcome to this two kitchen bi-level home in the family-friendly community of Klarvatten. This bright and spacious property offers a functional layout with beautiful hardwood floors and plenty of natural light. The main level features three generous bedrooms and two full 4-piece bathrooms, along with an inviting living area and a separate kitchen and dining space. The fully finished basement includes a separate entrance, a second kitchen, a large recreation area, one additional bedroom, and another full 4-piece bathroom. Perfect for extended family or out of town guests. The house is also equipped with a full house sound system. With its versatile layout and great location, this home has something for everyone!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435310  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,204     |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 542 Klarvatten Lake Wynd |
| Area        | Edmonton                 |
| Subdivision | Klarvatten               |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Z 3M1                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |

## 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 May 9th, 2025 at 8:32pm MDT