

\$499,702 - 530 Klarvatten Lake Wynd, Edmonton

MLS® #E4443588

\$499,702

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

Klarvatten, Edmonton, AB

WE JUST INSTALLED BRAND NEW QUARTZ COUNTER TOPS...BRAND NEW CARPET / LUXURY VINYL PLANK FLOORING....BRAND NEW PAINT TOP TO BOTTOM..BRAND NEW ROOF!...PARTIALLY FINISHED BASEMENT WITH BATHROOM ALREADY DONE!.. 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 tons 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. OVERSIZED DOUBLE GARAGE!

Built in 2001

Essential Information

MLS® #	E4443588
Price	\$499,702



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, Over Sized

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	June 20th, 2025
Days on Market	2
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 June 22nd, 2025 at 11:02am MDT