

# **\$519,900 - 442 Klarvatten Lake Wynd, Edmonton**

MLS® #E4451452

**\$519,900**

4 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into this beautifully cared for 1,807 sqft home in the heart of Klarvatten featuring SERENE LAKE VIEWS right in your backyard! The main floor offers a bright front family room and formal dining area—perfect for entertaining or gathering with loved ones. Continue through to the open-concept kitchen featuring stainless steel appliances, a sunny breakfast nook, a 2nd cozy living room, convenient 2-pc bath, and a laundry/mudroom with direct access to the garage! Upstairs, the spacious primary bdrm includes a 4pc ensuite, while 2 add'l bdrms & a 2nd 4-pc bthrm complete the upper level. The basement offers a large family/rec room and an add'l bdrm. Step outside to your private landscaped backyard oasis—complete with a deck, gazebo, & lake views - the perfect spot for relaxing or hosting. Enjoy peace of mind w/ RECENT UPGRADES: HWT (2019), FURNACE (2017), AC (2022), TRIPLE PANE WINDOWS (2015), SHINGLES (2018), DECK (2023), & more! This home truly has it all! A MUST SEE! WELCOME HOME!

Built in 1995

## **Essential Information**

MLS® # E4451452

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 442 Klarvatten Lake Wynd |
| Area        | Edmonton                 |
| Subdivision | Klarvatten               |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Z 3B9                  |

### Amenities

|               |                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking       | Double Garage Attached, Insulated                                                                                                                                      |
| Is Waterfront | Yes                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                             |
| Fireplaces        | Oak Surround, Tile Surround                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Backs Onto Lake, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 28          |

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Listing information last updated on August 23rd, 2025 at 1:02pm MDT