

# **\$549,900 - 442 Klarvatten Lake Wynd, Edmonton**

MLS® #E4442104

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into this beautifully maintained 1,807 sqft home in the heart of Klarvatten with SERENE LAKE VIEWS! The main floor offers a bright front family room and formal dining areaâ€”perfect for entertaining or gathering with loved ones. Continue through to the open-concept kitchen featuring NEW APPLIANCES (2023/25), a sunny breakfast nook, a 2nd cozy living room, convenient 2-pc bath, and a laundry/mudroom with 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 oasisâ€”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) WASHER/DRYER (2023), 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® # E4442104

Price \$549,900



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
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, 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                June 12th, 2025

Days on Market        3

Zoning                      Zone 28

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