

Courtesy Of Abi MacKenzie Of Mozaic Realty Group

# \$499,900 - 442 Klarvatten Lake Wynd, Edmonton

MLS® #E4455795

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to serene lakeside living in Klarvatten! Enjoy peace of mind with a long list of thoughtful upgrades: FRESHLY PAINTED! WINDOWS (2015), SHINGLES (2018), FURNACE (2017), HWT (2019), AC (2022), DECK (2023), & more! Inside, natural light fills the front family room and elegant dining area—an inviting space for hosting or gathering with loved ones. The open-concept kitchen shines with s/s appliances, a sunny breakfast nook, and a cozy living room where you can unwind by the fireplace. A 2-pc bath and convenient laundry/mudroom with garage access complete the main floor. Upstairs, the spacious primary suite offers a private retreat with 4-pc ensuite. 2 add'l bdrms and a full 4-pc bath provide plenty of room for family or guests. The fully finished basement extends your living space with a large rec/family room and an additional bedroom! Step outside to your backyard oasis—complete with a deck, gazebo, and picturesque lake views. Perfect for slow mornings or sunset gatherings! Welcome home! :)

Built in 1995

## Essential Information

MLS® # E4455795

Price \$499,900



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
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	September 3rd, 2025
Days on Market	2
Zoning	Zone 28

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