



Date June 26, 2026
Address 488 Klarvatten Lake Wynd NW
City Edmonton
Agent Nadia Osman
Brokerage ReMax
Property Type Two-Storey

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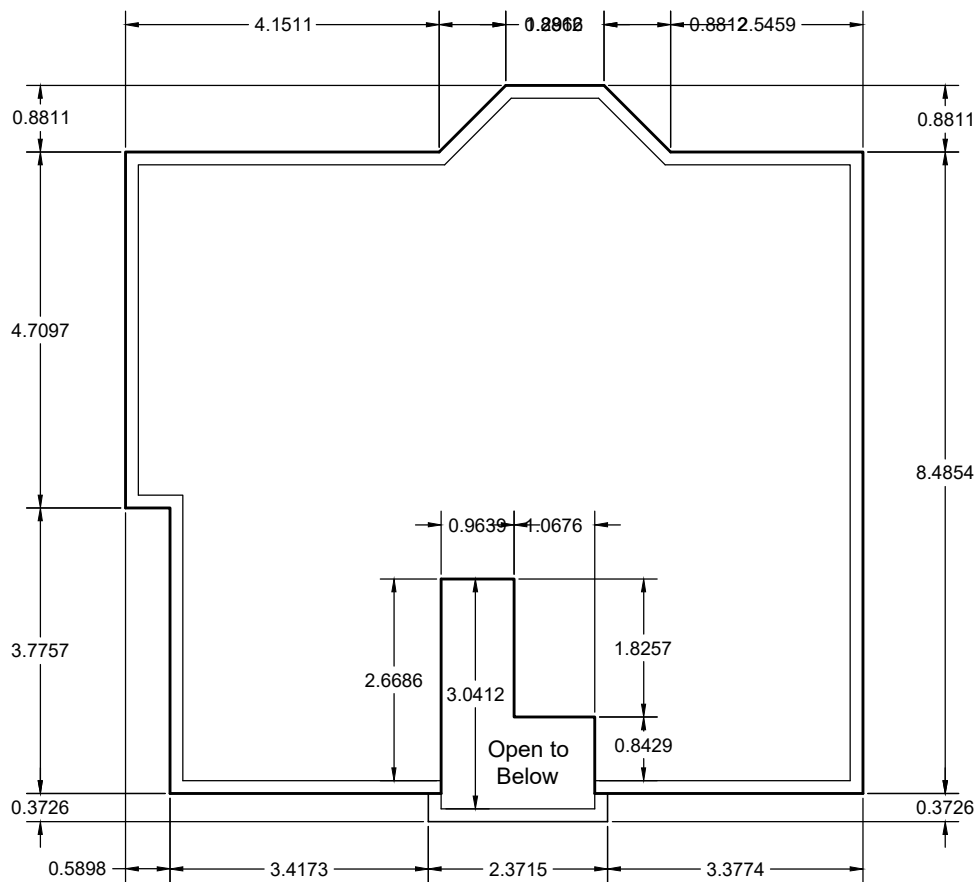
	Square Feet	Square Meters
Level 2		
Above Grade	846.69	78.66
Main Level		
Above Grade	1030.97	95.78
Basement		
Below Grade	851.64	79.12
Total	1877.66	174.44

Level 2	Feet	Meters
Primary Bedroom	13 ft, 3 in x 14 ft, 4 in	4.04 m x 4.37 m
Ensuite	18 ft, 7 in x 12 ft, 7 in	5.36 m x 3.52 m
Bedroom 2	11 ft, 10 in x 12 ft, 0 in	3.31 m x 3.67 m
Bedroom 3	11 ft, 9 in x 10 ft, 7 in	3.27 m x 2.92 m
Bathroom	7 ft, 3 in x 5 ft, 1 in	2.21 m x 1.54 m

Main Level	Feet	Meters
Living Room	11 ft, 9 in x 11 ft, 5 in	3.27 m x 3.49 m
Family Room	13 ft, 3 in x 15 ft, 3 in	4.04 m x 4.64 m
Dining Room	13 ft, 8 in x 8 ft, 9 in	3.85 m x 2.37 m
Kitchen	18 ft, 7 in x 16 ft, 7 in	5.36 m x 4.74 m
Office/Den	9 ft, 10 in x 11 ft, 2 in	2.70 m x 3.40 m
Bathroom	5 ft, 8 in x 5 ft, 9 in	1.43 m x 1.45 m
Garage	21 ft, 7 in x 21 ft, 5 in	6.28 m x 6.54 m

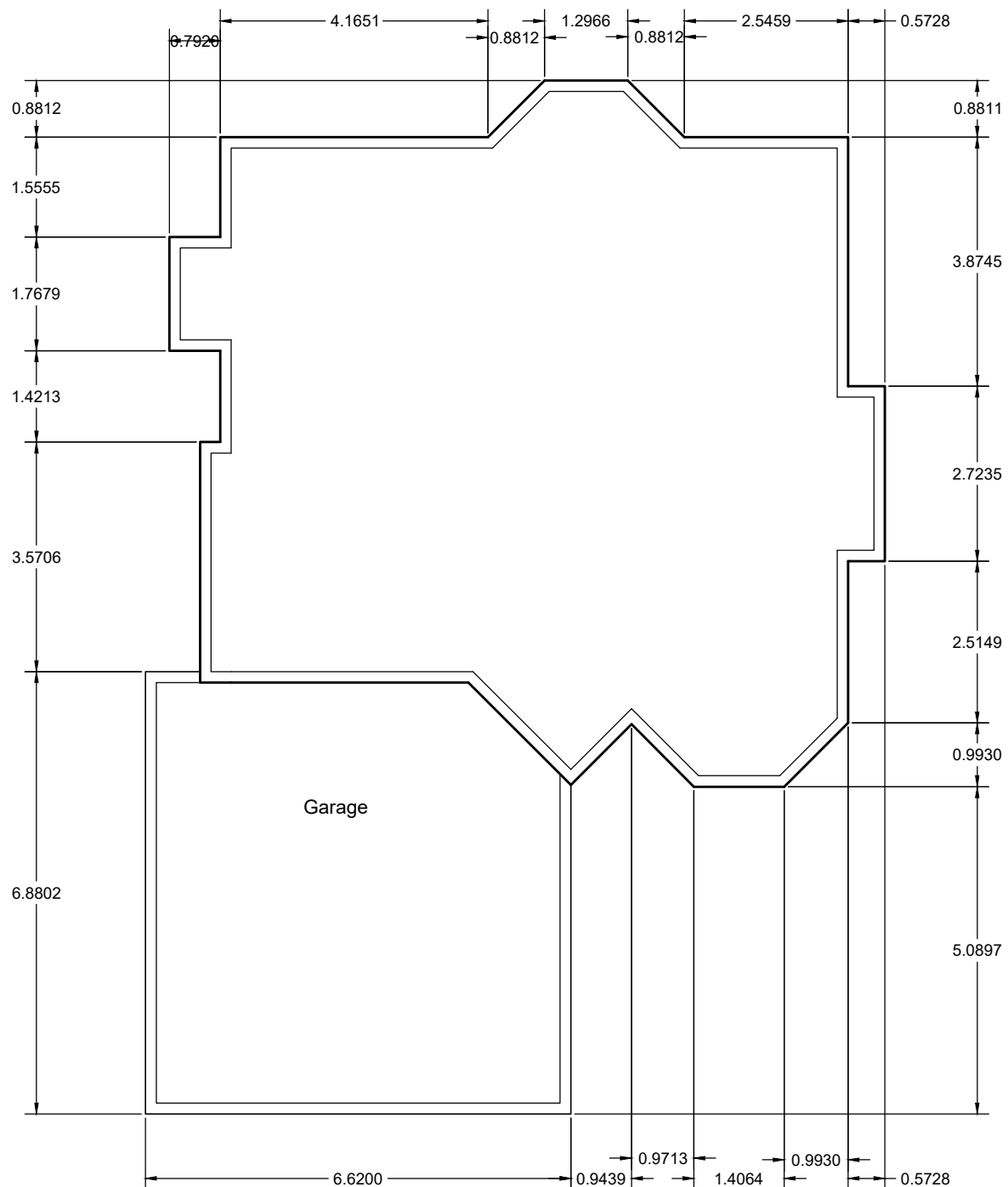
Basement	Feet	Meters
Rec Room	30 ft, 4 in x 15 ft, 3 in	9.25 m x 4.64 m
Bedroom	10 ft, 3 in x 16 ft, 11 in	3.12 m x 4.85 m
Bathroom	5 ft, 0 in x 7 ft, 3 in	1.53 m x 2.20 m
Utility	13 ft, 9 in x 11 ft, 8 in	3.89 m x 3.25 m

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Level 2

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Main Level

Basement

