# \$369,900 - 85 17635 58 Street, Edmonton

MLS® #E4430278

#### \$369,900

3 Bedroom, 2.50 Bathroom, 1,469 sqft Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to AVA â€" Perfect for INVESTORS or FIRST-TIME HOME BUYERS looking for value and convenience. your stylish sanctuary in the heart of McConachie! This beautifully designed 3-BEDROOM AND 2.5 BATH townhouse blends comfort, function, and charm across three spacious levels. The open-concept layout connects the bright living area, dining space, and gourmet kitchen, complete with nergy efficient appliances and granite countertopsâ€"perfect for entertaining or cozy nights in. Enjoy the outdoors on your private balcony with a built-in BBQ gas hookup. Upstairs, the primary suite offers a walk-in closet and spa-like ensuite, while the main-floor den is ideal for a home office, gym, or reading nook. With high ceilings, sun-filled windows, a laundry room, and DOUBLE ATTACHED GARAGE, this home has it all. Close to McConachie Park, schools, shopping, and transitâ€"plus LOW CONDO FEES for a maintenance-free lifestyle.

Built in 2024

#### **Essential Information**

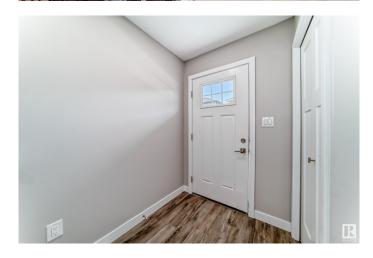
MLS® # E4430278 Price \$369,900

Bedrooms 3

Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,469 Acres 0.00 Year Built 2024

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 85 17635 58 Street

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4C4

#### **Amenities**

Amenities Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors

Smoke, Exercise Room, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, See Remarks, Natural Gas

BBQ Hookup, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 7

Zoning Zone 03

Condo Fee \$203

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 April 18th, 2025 at 7:47pm MDT