\$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

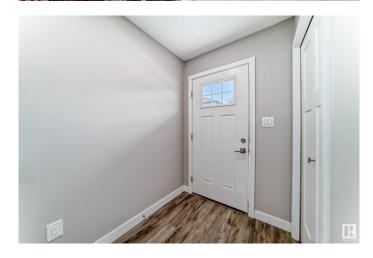
MLS® # E4430278 Price \$369,900

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 10

Zoning Zone 03

Condo Fee \$203

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Listing information last updated on April 21st, 2025 at 8:17pm MDT