

## \$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        | 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 | 21               |
| Zoning         | Zone 03          |
| Condo Fee      | \$203            |

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Listing information last updated on May 2nd, 2025 at 12:17pm MDT