

## \$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 – 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 countertops—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 transit—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 | 26               |
| Zoning         | Zone 03          |
| Condo Fee      | \$203            |

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Listing information last updated on May 7th, 2025 at 4:02am MDT