

## \$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

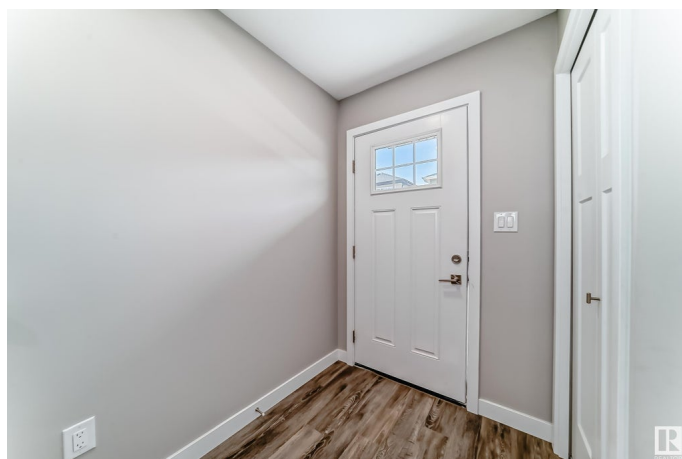
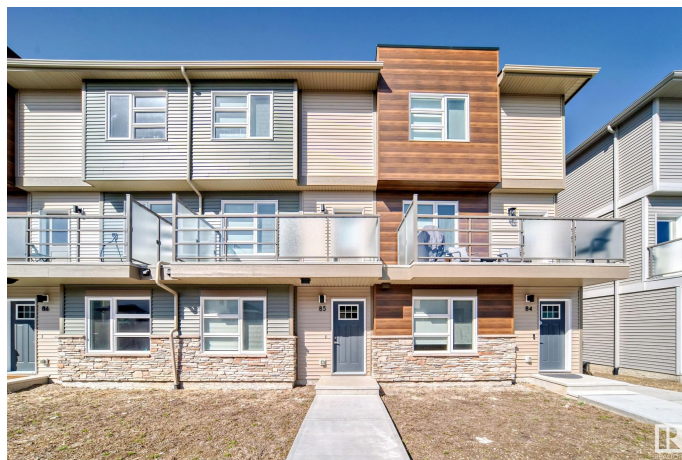
McConachie Area, Edmonton, AB

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	9
Zoning	Zone 03
Condo Fee	\$203

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Listing information last updated on April 20th, 2025 at 10:17am MDT