

## \$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

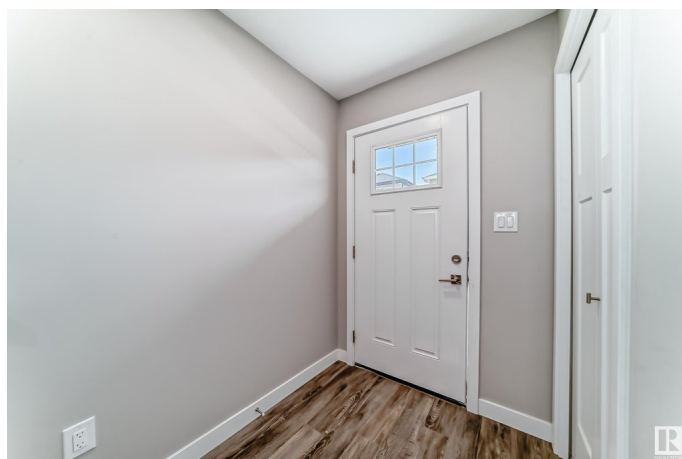
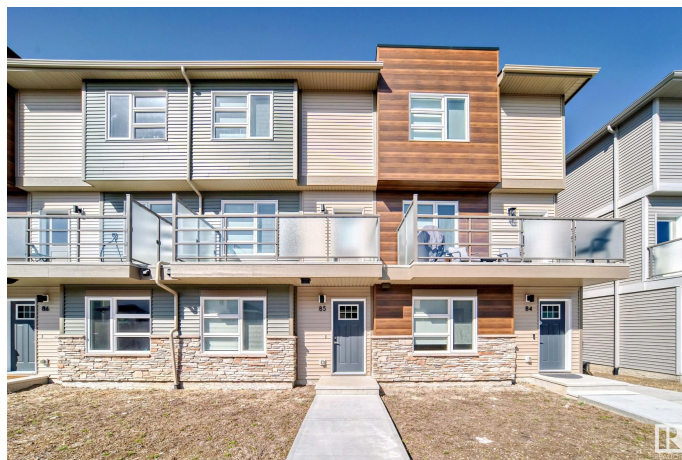
McConachie Area, Edmonton, AB

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	20
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 May 1st, 2025 at 1:02am MDT