# \$350,000 - 9 17635 58 Street, Edmonton

MLS® #E4439428

## \$350.000

3 Bedroom, 2.50 Bathroom, 1,501 sqft Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Pristinely kept 1501 sq.ft. 3 bedroom, 2.5 bathroom townhome for only \$350,000? This property has been so well cared for you would think that it's brand new, and it is nestled in a single family community that is not jam packed with no room for extra parking. The main floor has both entries, one from the attached double garage, and the other from the front door connecting into the flex space/den that is great for a home office. The second level is so bright with the clean white kitchen, dining area, half bathroom, and living room with fireplace which leads to the big SW-facing balcony. Finally, the third level has the owner's suite with walk-in closet and full ensuite, two bedrooms, a full bathroom, and laundry. This is a fantastic first home as you are close to tons of shopping and an easy commute since you are close to 167 Ave, 50 St, Manning Drive, and the Anthony Henday.

Built in 2020

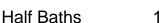
## **Essential Information**

MLS® # E4439428 Price \$350,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2









Square Footage 1,501
Acres 0.00
Year Built 2020

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

# **Community Information**

Address 9 17635 58 Street

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4C2

#### **Amenities**

Amenities Deck, Detectors Smoke, No Animal Home, No Smoking Home

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 18

Zoning Zone 03

Condo Fee \$257

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 June 17th, 2025 at 6:32am MDT