

## \$359,900 - 91 17635 58 Street, Edmonton

MLS® #E4429875

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,473 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

AVA ! Discover stylish living in this 3-BEDROOMs, 2.5-bathroom townhouse, perfectly situated in McConachie. Spanning three spacious floors, the open-concept design connects the living, dining, and gourmet kitchenâ€”featuring stainless steel appliances and granite countertops. A private BALCONY with a BBQ gas hookup offers outdoor dining space. The master suite boasts a walk-in closet and ensuite, while the main-floor den provides versatility for a home office or workout area. High ceilings and ample windows enhance the bright atmosphere. Additional perks include a laundry room, secure ATTACHED DOUBLE CAR GARAGE, and proximity to McConachie Park, schools, shopping, and transit. "Enjoy maintenance-free living with low condo feesâ€”your perfect hassle-free lifestyle!"

Built in 2021

### Essential Information

MLS® #	E4429875
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,473



Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	91 17635 58 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C2

### 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, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	Zone 03
Condo Fee	\$203



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Listing information last updated on April 20th, 2025 at 11:32am MDT