

## \$385,000 - 98 17635 58 Street, Edmonton

MLS® #E4433346

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish and spacious end-unit townhouse in McConachie offering 1,595 sq ft, 3 bedrooms, and 2.5 bathrooms across three well-designed levels. This home features an open-concept layout with a bright living room, dining area, and gourmet kitchen with stainless steel appliances and granite countertops. Enjoy the outdoors on your private balcony with BBQ gas hookup. Stay comfortable year-round with central A/C. The primary suite boasts a walk-in closet and ensuite bath. A main-floor den offers the perfect space for a home office, fitness room, or play area. With high ceilings, large windows, and modern finishes throughout, this unit is truly move-in ready. Additional highlights include an upper-level laundry room, attached double car garage, and unbeatable location close to parks, schools, shopping, and transit. Low condo fees mean you can enjoy stress-free living in a growing community!

Built in 2021

### Essential Information

MLS® #	E4433346
Price	\$385,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	98 17635 58 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C4

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	49
Zoning	Zone 03
Condo Fee	\$222

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