

## \$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   |

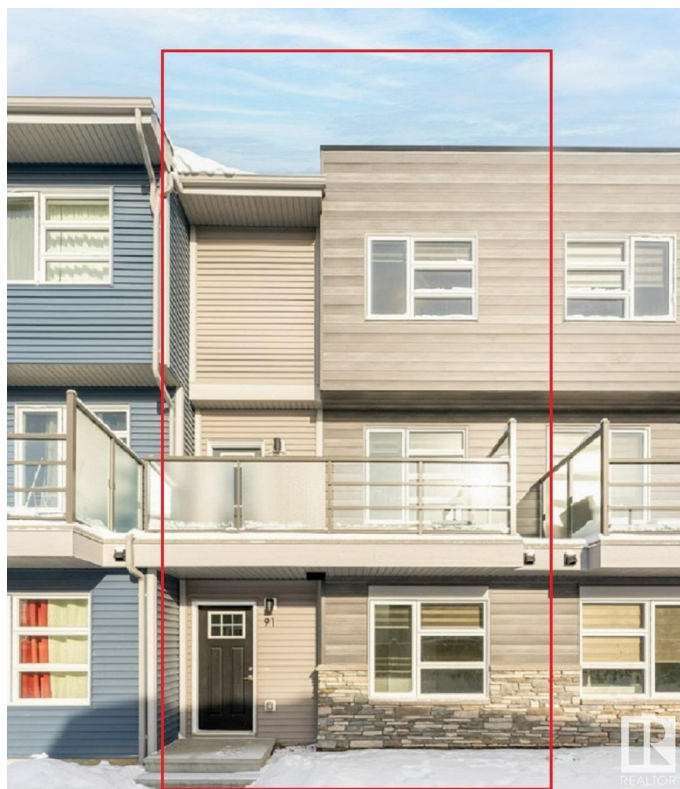
### Exterior

|                   |  |
|-------------------|--|
| 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 | 28              |
| 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 6th, 2025 at 10:47pm MDT