

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

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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
Half Baths	1

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

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