

## \$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 | 18               |
| Zoning         | Zone 03          |
| Condo Fee      | \$222            |

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Listing information last updated on May 17th, 2025 at 1:02am MDT