

## \$344,900 - 102 17635 58 Street, Edmonton

MLS® #E4448724

**\$344,900**

2 Bedroom, 2.50 Bathroom, 1,510 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

ABSOLUTELY STUNNING and well-kept 1,510 sq.ft. townhome that is 100% move-in ready and is still basically brand new (as it's just over 1 year old). Whether you come in the front door, or the over-sized single garage, the main floor is ground level and has the laundry, and a great-sized flex room that easily works as an office, TV area, or gym. On the second level you have the super-functional kitchen with tons of space to cook any meal with a well-appointed pantry, dining area, and living room which opens up to the large south-facing balcony. Upstairs on the top floor, this is a double primary bedroom unit where each of the spacious bedrooms have their own bathrooms! And unlike other townhome complexes, this one is nestled in the middle of a low-density single family home area that is close to parks, schools, shopping, transit, and more! Talk about a great first home!!!

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448724  |
| Price      | \$344,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,510             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 17635 58 Street |
| Area        | Edmonton            |
| Subdivision | McConachie Area     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 4C4             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home   |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Mantel                                                                               |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Stone, Vinyl             |
| Exterior Features | Public Transportation, Schools |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Stone, Vinyl             |
| Foundation        | Concrete Perimeter             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 03         |
| Condo Fee      | \$237           |

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT