

# **\$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 8

Zoning Zone 03

Condo Fee \$237

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Listing information last updated on July 27th, 2025 at 12:02am MDT