

## \$465,000 - 17580 58 Street, Edmonton

MLS® #E4449105

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to McConachie—a family-friendly community close to shopping, schools, and major routes, perfect for commuters. This 1,432 sq.ft. ~Prime™ model by Innovations by Jayman features a tiled foyer, hardwood flooring, a bright living room, central dining area, and a modern kitchen with stainless steel appliances, island, and double pantry. A rear 2-piece bath leads to the deck and backyard. Upstairs offers a spacious primary bedroom with walk-in closet and ensuite, plus two more bedrooms and a full bath. The undeveloped basement includes roughed-in plumbing and laundry. Enjoy new central air conditioning in the summer. A great home for first-time buyers or growing families!

Built in 2014

### Essential Information

MLS® #	E4449105
Price	\$465,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.00
Year Built	2014



# HOME FOR SALE



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17580 58 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0V2

### Amenities

Amenities	Air Conditioner, Hot Water Electric, Vaulted Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Electric, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	8
Zoning	Zone 03

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