

# \$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      |



|          |                        |
|----------|------------------------|
| 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 | 31              |
| Zoning         | Zone 03         |

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Listing information last updated on August 22nd, 2025 at 7:32pm MDT