

## \$475,000 - 16919 58 Street, Edmonton

MLS® #E4431444

### \$475,000

3 Bedroom, 2.50 Bathroom, 1,498 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to your dream home in the heart of McConachie! This charming 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, and a cozy front porch perfect for relaxing mornings. The main floor features a bright, open living room with large windows that flood the space with natural light. A separate kitchen with a dining area makes family meals and entertaining a breeze. Upstairs, the primary bedroom boasts a 4-piece ensuite, while two additional bedrooms and a full bath offer plenty of space for the whole family. Recent updates include fresh paint, new flooring, modern blinds, and a brand-new hot water tank for added comfort and peace of mind. The unfinished basement includes plumbing rough-in—ready for your personal touch. Outside, enjoy a landscaped and fully fenced yard with a huge patio, ideal for outdoor living. A double detached garage completes this perfect package. Located in a vibrant, family-friendly community just steps from parks, schools, and all amenities—this home has everything you need



Built in 2009

### Essential Information

MLS® # E4431444

Price \$475,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,498
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16919 58 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K9

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025  
Days on Market 2  
Zoning Zone 03

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