

## \$540,500 - 17804 59 Street, Edmonton

MLS® #E4447391

**\$540,500**

3 Bedroom, 2.50 Bathroom, 1,584 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

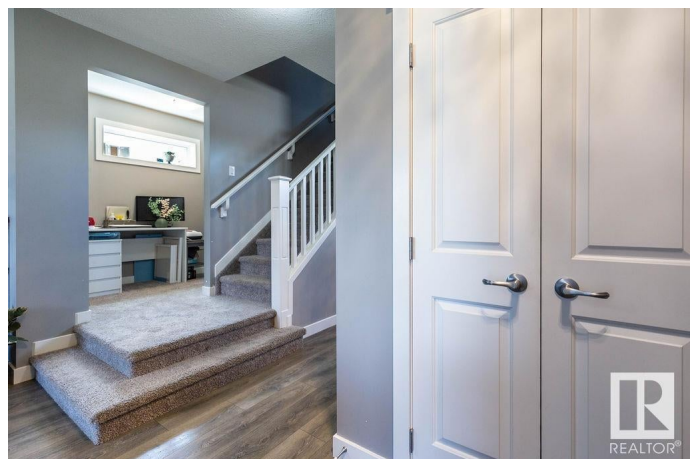
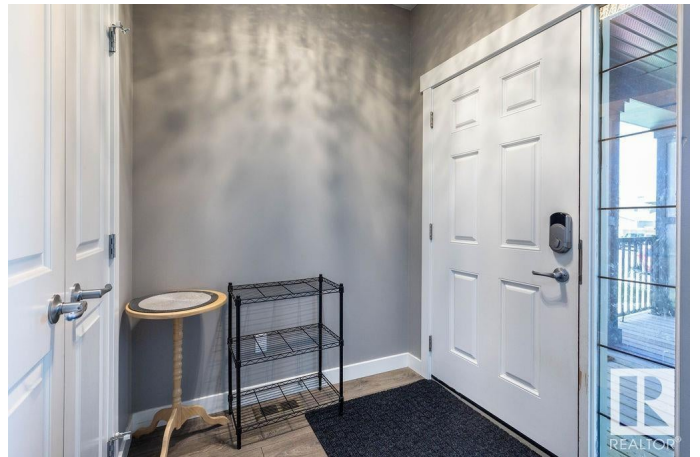
Welcome to this STUNNING home in the neighborhood of McConachie! When you first enter, you are greeted with a bright family room & separate den/office space. The open concept main floor is complete w/ a spacious dining room, kitchen with STAINLESS STEEL appliances, pantry, GRANITE countertops & and a 2pc bath. Upstairs, the primary bedroom boasts a large walk in closet, 5pc bath, beautiful VAULTED CEILINGS & a feature wall. Two additional bedrooms, a 4pc bath & the laundry room make up the top floor. The basement is 90% finished! Two separate living spaces (one of which can be turned into a FOURTH bedroom with dry bar) and a THIRD full bath is partially finished & ready for your personal touches. The OVERSIZED heated 22x24 double detached garage is perfect for those winter months! The backyard is settled on a HUGE PIE LOT, perfect for entertaining! Complete w/ a multilevel COMPOSITE deck & pergola! Just a few minutes from the Henday, shopping, playgrounds & more! Home also has AIR CONDITIONING!

Built in 2016

### Essential Information

MLS® # E4447391

Price \$540,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,584                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17804 59 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0W8         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Bar, Deck, Front Porch                   |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Front/Rear Drive Access, Over Sized |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, |

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Dr. Donald Massey  |
| Middle     | Dr. Donald Massey  |
| High       | Archbishop O'Leary |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 03         |

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Listing information last updated on July 20th, 2025 at 7:47pm MDT