

## \$532,000 - 17804 59 Street, Edmonton

MLS® #E4450292

**\$532,000**

3 Bedroom, 2.50 Bathroom, 1,584 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

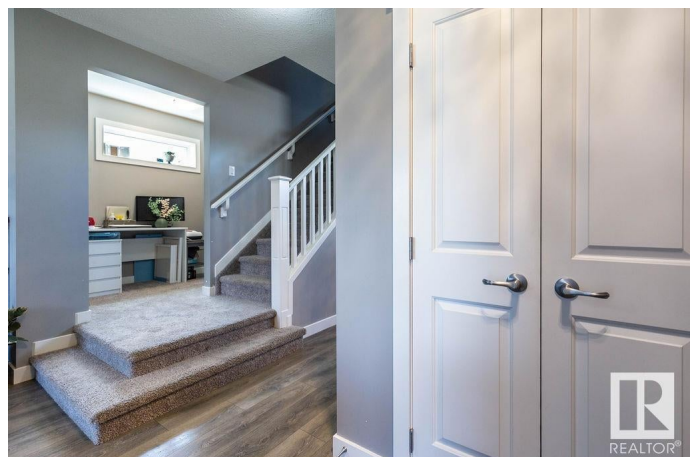
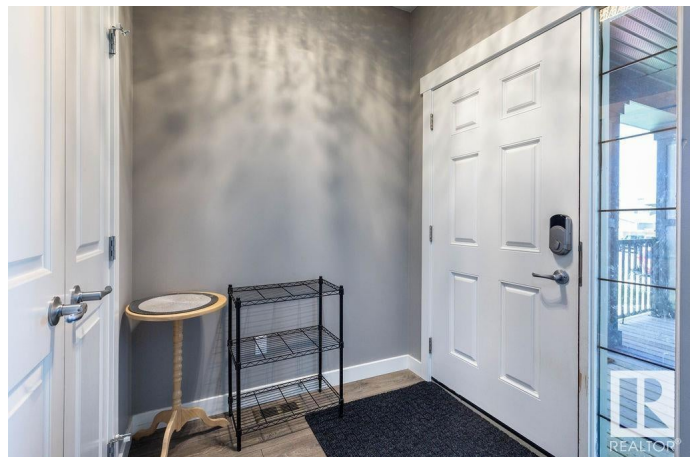
Welcome to this STUNNING home in the neighborhood of McConachie! When you first enter, you are greeted with a bright family room & separate den/office space. The open concept main floor is complete w/ a spacious dining room, kitchen with STAINLESS STEEL appliances, pantry, GRANITE countertops & and a 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® # E4450292

Price \$532,000



|                |                        |
|----------------|------------------------|
| 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 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 03         |

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Listing information last updated on August 2nd, 2025 at 7:47am MDT