

## \$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

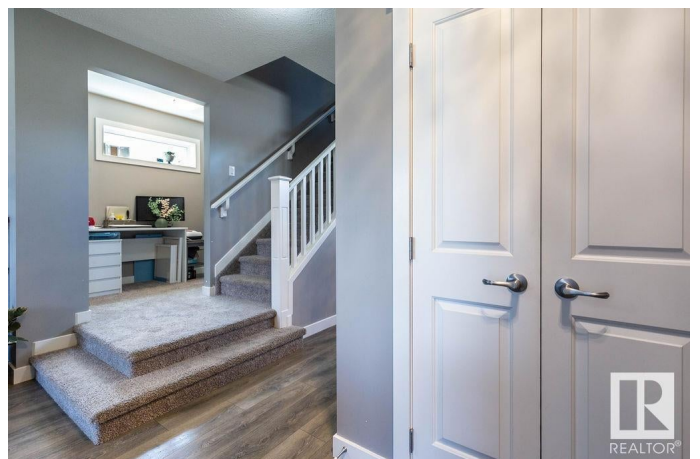
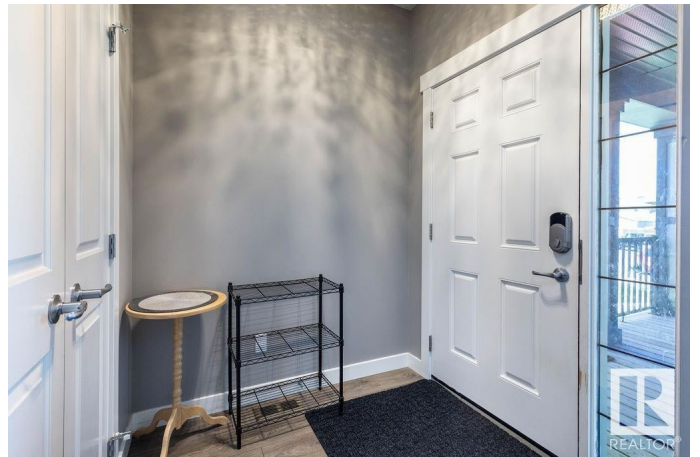
Welcome to this STUNNING home in the neighborhood of McConachie! When you first enter, you are greeted with a bright family room & separate den/office space. The open concept main floor is complete w/ a spacious dining room, kitchen with STAINLESS STEEL appliances, pantry, GRANITE countertops & and a 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	6
Zoning	Zone 03

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Listing information last updated on July 17th, 2025 at 2:17pm MDT