

## \$625,000 - 16713 58a Street, Edmonton

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MLS® #E4446158

**\$625,000**

3 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautiful Single-Family home in the sought-after area of McConachie.

Offering over 2800sqft of total living space, this 3-bed, 4-bath home blends comfort, style, & function, making it the perfect home for growing families. The main floor features rich hardwood flooring & a cozy gas-burning fireplace in the living room, ideal for relaxing evenings. Upstairs, you'll find a spacious bonus room & a generous primary bedroom complete with a 5PC ensuite & walk-in closet. The fully finished basement is designed for entertainment, featuring a built-in projector & screen with a stereo speaker system included!

Step outside to a fully landscaped backyard oasis. Enjoy the large composite deck with a natural gas BBQ & hookup, unwind on the stone patio beneath mature grape vines, or cultivate your lush, south-facing garden. This home offers comfort, convenience, and space to grow, all set in a quiet, family-friendly neighborhood close to parks, schools, major highways, public transit, shopping & more.

Built in 2010

### Essential Information

MLS® # E4446158

Price \$625,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16713 58a Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K7

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Extra, Secured Parking, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Projector, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Belvedere School
Middle	Londonderry School
High	M. E. LaZerte School

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	61
Zoning	Zone 03

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