

## \$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 | 41             |
| Zoning         | Zone 03        |

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Listing information last updated on August 15th, 2025 at 8:02pm MDT