

## \$479,900 - 17803 58 Avenue, Edmonton

MLS® #E4420543

**\$479,900**

3 Bedroom, 2.50 Bathroom, 2,042 sqft  
Single Family on 0.00 Acres

Dechene, Edmonton, AB

Welcome to this charming two-story home in the highly desirable Dechene neighborhood, situated on a spacious pie-shaped lot in a quiet cul-de-sac with convenient back alley access. The bright, airy living and dining areas feature vaulted ceilings, creating an inviting atmosphere perfect for entertaining. The well-designed kitchen offers plenty of cabinet space and flows seamlessly into the sunken living room, where a cozy wood-burning fireplace adds both warmth and character. Sliding patio doors lead to a large deck and an expansive backyard, ideal for outdoor gatherings & has RV parking potential. The main floor also features a laundry room with cabinets and sink, a convenient 2-piece bath, and access to the heated attached double garage. Upstairs, you'll find three spacious bedrooms, a 4-piece guest bathroom, and a primary suite with a walk-in closet and ensuite with a jacuzzi tub. The unfinished basement offers endless potential. Recent upgrades include new windows. Close to schools, shopping, parks.

Built in 1987

### Essential Information

MLS® #	E4420543
Price	\$479,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,042
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17803 58 Avenue
Area	Edmonton
Subdivision	Dechene
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S6

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Masonry
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Centennial Elementary
Middle	S. Bruce Smith
High	Jasper Place

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 6:32pm MDT