

## \$490,000 - 18107 58 Avenue, Edmonton

MLS® #E4431852

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,897 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Welcome to Dechene, a family community where you see families walking their children to school. Junior and elementary schools are close and there are no through roads. This 2 storey is over 1865 square feet with a massive backyard with south exposure. Classic floor plan with a living room, family room, dining room and breakfast nook. The cozy family room features a wood burning fireplace with window seats that face the backyard. The main floor also offers a laundry room and a bedroom that can also be used for an office for those who work from home. Upstairs you'll find three generous sized bedrooms with a 4 piece guest bathroom. Primary bedroom includes a walk in closet with a three piece ensuite. The overside double garage is 24x24 with a large parking pad. The updates include air conditioner, upper floor windows & water softener. The basement has some development and is ready for your final touches. Sellers disclose that the house needs paint on some interior walls. Updates:

Built in 1985

### Essential Information

MLS® # E4431852

Price \$490,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,897                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18107 58 Avenue |
| Area        | Edmonton        |
| Subdivision | Dechene         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1V3         |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Wood  |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Through Road, Playground Nearby, |

|              |   |
|--------------|---|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Brick, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 20          |

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Listing information last updated on May 1st, 2025 at 12:17pm MDT