

## \$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

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 May 1st, 2025 at 3:02am MDT