

## \$409,900 - 16905 55 Street, Edmonton

MLS® #E4435876

**\$409,900**

3 Bedroom, 3.50 Bathroom, 1,474 sqft

Condo / Townhouse on 0.00 Acres

McConachie Area, Edmonton, AB

A beautiful townhome in McConachie. Condo fee is only \$46 per month. Let's cut to the chase. \*\*\*\*\* Features: \*\* In mint condition & better than new. \*\* 3 bedrooms & 3.5 bathrooms. \*\* Basement was developed by the original builder with 1 full bathroom & a spacious REC room. \*\* Living room at main with a natural gas fireplace. \*\* Family room at upper level connecting the master with the other two bedrooms. \*\* Large rear deck, Air Conditioning & fully landscaped. \*\* Ideal east-facing backyard. \*\* Single attached garage, insulated & drywalled. \*\* Security system professionally installed. \*\* The townhome is self managed so the condo fee is minimal. \*\* Quick and easy access to Anthony Henday Drive, shopping centres, walking trails and schools. \*\*\*\*\* Home is what you make it! Move in & Enjoy living!!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435876  |
| Price          | \$409,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,474     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2011              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16905 55 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0R2         |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Air Conditioner, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Single Garage Attached       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 03        |
| Condo Fee      | \$46           |

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Listing information last updated on June 13th, 2025 at 8:17pm MDT