

## \$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	36
Zoning	Zone 03
Condo Fee	\$46

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