

## \$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	14
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 10:47pm MDT