



# 17635 58 Street Edmonton Alberta

\$455,000

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<https://teampanagcalgary.ca/>



Introducing Ava Townhomes in McConachie, Edmonton - where Luxury meets Practicality. This vibrant 131-unit complex is not just a residence; it's a lifestyle. Experience the allure of spacious three-bedroom townhomes, each boasting a two-car garage for those chilly Edmonton winters. Key Features: 1. Award-Winning Excellence: Proud finalists for 'Best Townhouse' in the 2021 Awards of Excellence in Housing by the Canadian Homes Builders Association - Edmonton Region. 2. Efficiency and Comfort: Enjoy a 96% high-efficiency Goodman Furnace, an 80-gallon hot water tank, and extra soundproofing for privacy (STC rating 57). 3. Elegance Redefined: 9' main floor ceilings, built-in pot lights, a 74" electric fireplace, and premium vinyl plank flooring create a spacious and stylish ambiance. 4. Kitchen of Dreams: 39" tall upper cabinets, quartz countertops, and a spacious walk-in pantry with sensor lighting make the kitchen a culinary haven. 5. Luxury Details: Premium Decora plugs and switches, Price Pfister faucets, ceramic tile in ensuite & main bathrooms, and wood railings with iron spindles add a touch of sophistication. 6. Outdoor Bliss: Durable "Deksmart" vinyl balconies with aluminum & glass railings, plus a gas line for BBQ, invite outdoor relaxation. 7. Aesthetically Pleasing: Upgraded exteriors featuring cultured stone, Sagiper, and premium vinyl showcase the commitment to visual appeal. Ava Townhomes - where modern living and timeless elegance converge. Don't miss the opportunity to bring your clients to this exceptional community. Contact us for exclusive viewings and experience the Rise of luxury living in McConachie, Edmonton. Alberta. Builder Size: 1,610 sq. ft. RMS based on blueprints provided by the builder: Some Photos are Artist Renders Only. (id:6769)

Primary Bedroom 9.00 Ft x 11.00 Ft  
Bedroom 10.00 Ft x 8.00 Ft  
Bedroom 8.00 Ft x 8.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Laundry room .00 Ft x .00 Ft  
Office 8.00 Ft x 11.00 Ft

Furnace .00 Ft x .00 Ft  
Living room 13.00 Ft x 14.00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Dining room 13.00 Ft x 9.00 Ft  
Kitchen 12.00 Ft x 9.00 Ft  
Other 6.00 Ft x 16.00 Ft

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net