

## \$295,000 - 2 3311 58 Street, Edmonton

MLS® #E4451016

**\$295,000**

3 Bedroom, 1.50 Bathroom, 713 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Spacious 3-Bedroom Townhouse Near Grey Nuns Hospital & LRT TRAIN STATION â€“ Move-In Ready! Welcome to this bright and well-kept 3-BEDROOM bi-level townhouse, ideally located near Grey Nuns Hospital, the LRT train station, shopping, schools, and transit. This end-unit half-duplex offers added privacy, two front-door parking stalls, and a 2-level backyard deck perfect for relaxing or entertaining. Upstairs features a LARGE LIVING ROOM with picture window and newer laminate flooring, plus an open great room with GAS FIREPLACE, Island Kitchen with Pantry, and a dining area with PATIO DECK to the deck. A handy 2-piece bathroom completes the main floor. Downstairs includes a spacious primary bedroom, two more good-sized bedrooms, and a full bathroom. You'll also find in-suite laundry (washer & dryer included) and the furnace on this level. With low-maintenance condo living and STAINLESS STEEL APPLIANCES included, this home offers excellent value. Quick possession availableâ€”just move in and enjoy!

Built in 1993

### Essential Information

MLS® # E4451016

Price \$295,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 713               |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2 3311 58 Street |
| Area        | Edmonton         |
| Subdivision | Tawa             |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 6X3          |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Security Window Bars |
| Parking   | 2 Outdoor Stalls                                                                                                              |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Fireplace    | Yes                                                                              |
| Fireplaces   | Heatilator/Fan                                                                   |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Corner Lot, Flat Site, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Hillview School           |
| Middle     | J. Percy Page High School |
| High       | W. P. Wagner School       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 29          |
| Condo Fee      | \$317            |

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 August 15th, 2025 at 12:32pm MDT