

## \$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€œ 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

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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	1
Zoning	Zone 29
Condo Fee	\$317

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