

## \$258,000 - 17357 85 Avenue, Edmonton

MLS® #E4457155

**\$258,000**

3 Bedroom, 1.50 Bathroom, 1,134 sqft  
Condo / Townhouse on 0.00 Acres

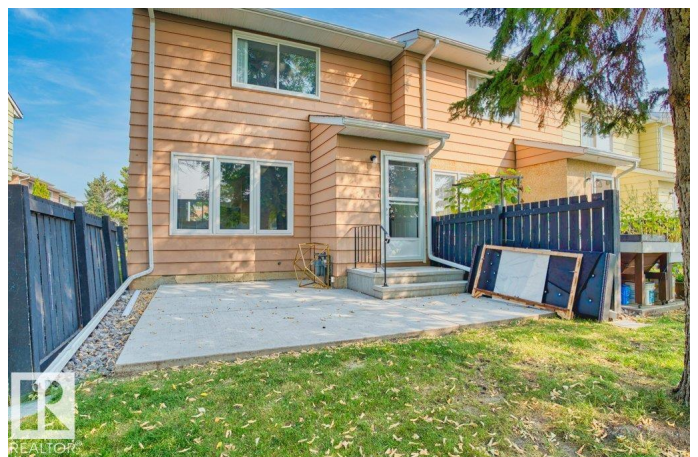
Thornccliffe (Edmonton), Edmonton, AB

This bright and impeccably 2-storey 3-bedroom townhouse in the desirable Community of Thornccliffe has been extensively upgraded with new cabinets, countertops, stainless steel appliances, doors, flooring, bathrooms, and window coverings—truly move-in ready! Rarely do units become available in this well-maintained complex. The functional layout features a spacious eat-in kitchen with a generous nook overlooking a large family room filled with natural light from oversized windows. Both front and back entrances include closets for added convenience. The partially finished basement offers additional living space, a laundry area, and ample storage. Located just a short walk to West Edmonton Mall, schools, and public transit, with easy access to major amenities and freeways, this home offers unbeatable value and convenience in an ideal west-end location. A must-see!

Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457155  |
| Price      | \$258,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,134             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17357 85 Avenue        |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 0P7                |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                 |
| Exterior Features | Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stucco, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                  |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Thorncliffe School  |
| Middle     | Parkview School     |
| High       | Jasper Place School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 20              |
| Condo Fee      | \$357                |

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 September 17th, 2025 at 11:48am MDT