

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

MLS® #E4457155

**\$258,000**

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

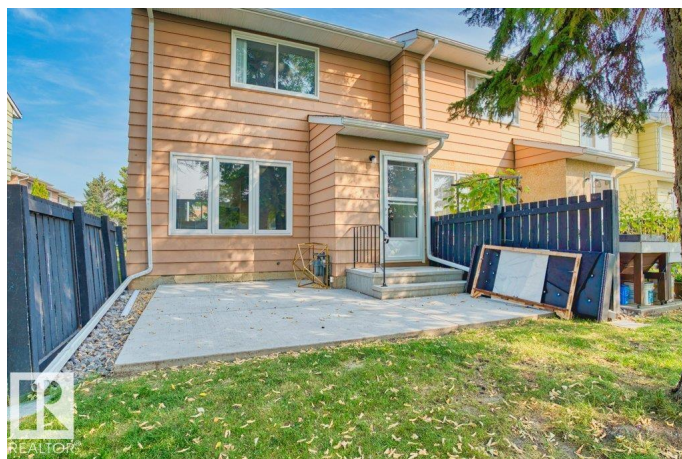
Thornccliffe (Edmonton), Edmonton, AB

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 coveringsâ€”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	Thornccliffe (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	1
Zoning	Zone 20
Condo Fee	\$357

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Listing information last updated on September 12th, 2025 at 3:32am MDT