

# \$469,555 - 17913 55 Avenue, Edmonton

MLS® #E4438967

**\$469,555**

4 Bedroom, 3.50 Bathroom, 1,649 sqft  
Single Family on 0.00 Acres

Dechene, Edmonton, AB

Affordable, Fully Finished Single Family Home  
in West Edmonton â€œ Under \$470K!!!

Welcome to Dechene, one of West Edmontonâ€™s top family-friendly communities! This spacious single-family home offers 3 bedrooms upstairs, 3.5 bathrooms, plus a finished basement with a large family room, full bath, and potential 4th bedroom or office. Enjoy TWO living areas (one with a huge bay window), TWO dining spaces, and a huge backyardâ€”perfect for growing families or entertaining. Recent updates include a newer furnace, hot water tank, and roof for added peace of mind. Minutes from Callingwood shopping, the YMCA, Costco, West Edmonton Mall, Misericordia Hospital, and top schools. Easy access to Whitemud and Anthony Henday makes commuting a breeze. Whether you're a first-time buyer, investor, or looking for your forever home, this is unbeatable value in a prime location!

Built in 1984

## Essential Information

MLS® #	E4438967
Price	\$469,555
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,649
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17913 55 Avenue
Area	Edmonton
Subdivision	Dechene
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1W9

### Amenities

Amenities	Detectors Smoke, Fire Pit, No Smoking Home, R.V. Storage
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Centennial School
Middle	S. Bruce Smith School
High	Jasper Place School

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	37
Zoning	Zone 20

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