

# \$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 | 20             |
| Zoning         | Zone 20        |

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Listing information last updated on June 17th, 2025 at 11:32am MDT