

\$305,000 - 858 Erin Place, Edmonton

MLS® #E4460356

\$305,000

4 Bedroom, 3.50 Bathroom, 1,055 sqft
Condo / Townhouse on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Investor Alert! Positive Cash Flow. Large CORNER UNIT townhouse renting \$2,800/m including utilities (avg. \$400/m). estimated "Net Income" \$600/m with 20% down payment. Lease ends Oct 2026. Total 4 beds + 3.5 baths +2 laundry Sets + Den! Major renovated, walking distance to West Edmonton Mall, and walking to elementary school! CORNER unit, SEPARATE Entrance leads to Finished basement. This home is recently new renovated-open concept kitchen updated with quartz countertops, a big eat-in island, all new vinyl flooring and new paint throughout, new lighting fixtures, newly changed HWT(2016), and a Furnace(2014). Upstairs, you will find three spacious bedrooms; the master bedroom has its own 2-piece ensuite bathroom. Rare find 2nd floor laundry as well! The separate back entrance leads to finished basement, where you will find a 4th bedroom that contains a big window, another full bathroom, convenient kitchenette, and its own separate (the second) laundry. Perfect investment!

Built in 1976

Essential Information

MLS® # E4460356

Price \$305,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,055
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	858 Erin Place
Area	Edmonton
Subdivision	Thorncliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1M6

Amenities

Amenities	Parking-Visitor, Vinyl Windows, See Remarks
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025
Days on Market 24
Zoning Zone 20
Condo Fee \$360

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 October 26th, 2025 at 5:32pm MDT