

## \$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                7  
Zoning                              Zone 20  
Condo Fee                        \$360

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