

## **\$319,888 - 3607 60 Street, Edmonton**

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MLS® #E4432187

**\$319,888**

3 Bedroom, 2.50 Bathroom, 1,185 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this stylish and beautifully maintained half duplex! Featuring 3 bedrooms, 2.5 bathrooms (with beautiful updates to both the main floor and upper-level baths), and a fully finished basement(with a family room, den and full bath), this home offers plenty of space for the whole family. The main floor boasts a bright, welcoming living area, a gorgeously renovated kitchen, and a dining space that opens onto a large, fully fenced backyard-perfect for entertaining, gardening, or enjoying a quiet evening outdoors. Backing directly onto Hillview Park, you'll love the peaceful views and direct access to walking trails right from your yard. Outdoor enthusiasts will appreciate being within walking or biking distance to Jackie Parker Off-Leash Dog Park and Mill Woods Golf Course. Located in a family-friendly neighborhood, this home is just minutes from several schools, Mill Woods Town Centre, and the Grey Nuns Community Hospital â€” offering unbeatable access to shopping, healthcare, and everyday essentials.



Built in 1978

### **Essential Information**

MLS® #                    E4432187

Price                      \$319,888

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3607 60 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1V4

### Amenities

Amenities	Deck
Parking	Tandem

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      April 23rd, 2025

Days on Market                7

Zoning                              Zone 29

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Listing information last updated on April 30th, 2025 at 7:17pm MDT