

## **\$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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