

## \$359,900 - 1418 60 Street, Edmonton

MLS® #E4449513

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This half duplex with a single attached garage includes a sunny West facing back deck and a fully fenced/landscaped yard! The main level of the home features an open concept with a bright living room complete with fireplace, a dining space, and an island kitchen. A convenient half bathroom adjoins the front foyer with access to the garage. Upstairs the primary bedroom has a 3pc. ensuite. Two secondary bedrooms share the main 4pc. bathroom. Room to grow with an unfinished basement. This home is close to schools, shopping, transit, major commuting routes, and just around the corner from Walker Park!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4449513      |
| Price          | \$359,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,392         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1418 60 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0V8        |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke |
| Parking Spaces | 2                                        |
| Parking        | Single Garage Attached                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel, Tile Surround     |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 53         |

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Listing information last updated on August 9th, 2025 at 11:47am MDT