

## \$200,000 - 7 3520 60 Street, Edmonton

MLS® #E4445388

**\$200,000**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

**INVESTOR OR SAVVY & HANDY FIRST TIME BUYER ALERT!** Welcome to the community of Hillview nestled beside Hillview Park and walking distance to Hillview Elementary School and John Paul Elementary. Boasting nearly 1,500 sf above grade, plus a basement to develop, this unit offers exceptional living space for a growing family. 3 bedrooms upstairs, primary ensuite and shared full bathroom. Main level layout has dining nook, gallery kitchen, living room with fireplace and 2pc washroom. Plus single attached garage and ample street parking. Well-maintained complex with newer shingles, windows and updates to exterior including composite decking and new retaining walls. Enjoy easy access to transit and major arteries such as Whitemud and Anthony Henday. Priced to sell and finish!

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445388  |
| Price          | \$200,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,457     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1989              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 3520 60 Street |
| Area        | Edmonton         |
| Subdivision | Hillview         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 6H5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Hillview/JohnPaull |
|------------|--------------------|

|        |                      |
|--------|----------------------|
| Middle | EdithRogers/StHilda  |
| High   | WPWagner/HolyTrinity |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 29        |
| Condo Fee      | \$389          |

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Listing information last updated on July 4th, 2025 at 2:02am MDT