

# \$269,900 - 28 3520 60 Street, Edmonton

MLS® #E4455113

**\$269,900**

3 Bedroom, 3.00 Bathroom, 1,487 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

WALKOUT BASEMENT in this THREE BEDROOM home with FOUR BATHROOMS. South facing deck and back patio, and green space. LARGE PRIMARY BEDROOM is 13'5" x 12'3" and it has a THREE PIECE ENSUITE BATHROOM. This bedroom does need new paint and carpet. The other two bedrooms upstairs are also a good size, 13'7"x10' and 12'2"x11'11" and both have closet organizers. HIGH EFFICIENCY FURNACE installed about January 2018. The basement family room opens to the back patio and green space. There is also a den or office area in the basement, along with a bathroom. There are CUSTOM FITTED BLINDS in the home. Features you may appreciate: attached garage, nearby visitor parking, next to parks, walking distance to schools, and GREY NUNS HOSPITAL. Shopping close by at Mill Woods Towne Centre, and the LRT line is also close. This is a small, quiet, and well kept complex with vinyl windows, and Perma decks.

Built in 1989

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455113  |
| Price     | \$269,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,487             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 28 3520 60 Street |
| Area        | Edmonton          |
| Subdivision | Hillview          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 6H5           |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Deck, Patio, Vinyl Windows, Walkout Basement |
| Parking Spaces | 2                                            |
| Parking        | Single Garage Attached                       |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Corner, Oak Surround                                                                                                                       |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Hillview      |
| High       | J. Percy Page |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 62                |
| Zoning         | Zone 29           |
| Condo Fee      | \$392             |

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Listing information last updated on October 29th, 2025 at 10:18am MDT