

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

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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
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Middle	EdithRogers/StHilda
High	WPWagner/HolyTrinity

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	Zone 29
Condo Fee	\$389

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Listing information last updated on July 7th, 2025 at 4:32pm MDT