

## \$515,000 - 17807 60 Avenue, Edmonton

MLS® #E4431441

**\$515,000**

5 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

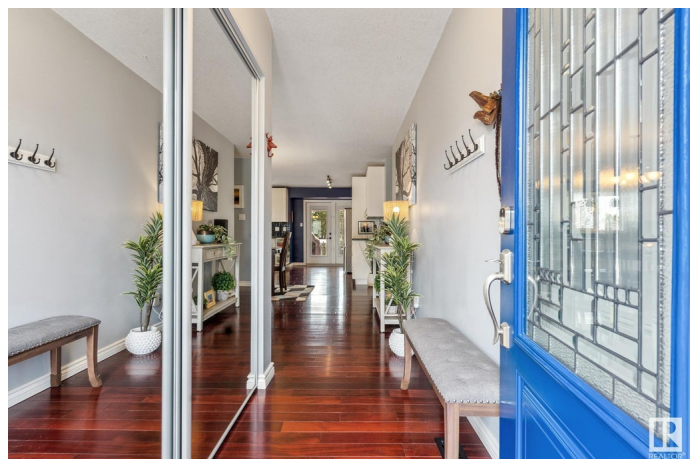
Dechene, Edmonton, AB

Bungalows are a rare find in Dechene&#8212; this one stands out with irresistible curb appeal & thoughtful updates throughout. Set on a quiet cul-de-sac, this 5-bedroom, 2-bath home offers bright, functional living in a mature west Edmonton community. The main floor features an updated kitchen with modern cabinetry & stainless appliances, 3 bedrooms, & a modern bath with a large walk-in shower. Most windows are newer vinyl, with new eaves & soffits (2022) & a new hot water tank (2024). Downstairs, the finished basement includes 2 more bedrooms, a 4-piece bath, a spacious rec room & a wine-making room that could be used as cold storage. Step outside to enjoy a large deck, private yard & lovely non-fruit crab apple tree out front. The double attached garage includes 240V power&#8212;great for a workshop or EV setup. A rare Dechene gem&#8212;move-in ready & full of charm!

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431441  |
| Price          | \$515,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1985                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17807 60 Avenue |
| Area        | Edmonton        |
| Subdivision | Dechene         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1S9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |

## Zoning

## Zone 20

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Listing information last updated on May 1st, 2025 at 3:47pm MDT