

## \$295,000 - 31 3520 60 Street, Edmonton

MLS® #E4450922

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

This well-sized townhouse is ideally located just a short walk from Grey Nuns Hospital, a large city park, and major amenities including Town Centre Mall and the South LRT station. Enjoy easy access to restaurants, shops, transit, and green space. The fully finished walk-out basement includes a 2-piece bathroom and offers excellent additional living space. Upstairs you'll find three bedrooms, including a primary suite with an ensuite. The main level features a galley-style kitchen with a breakfast nook, plus a combined dining and living area with a cozy gas fireplace and access to a private balcony. The home also offers a single attached garage with room for a second vehicle on the driveway, built-in vacuum system, and reasonable condo fees. A fantastic opportunity for first-time buyers, downsizers, or investors in a convenient, amenity-rich location.

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450922  |
| Price      | \$295,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,455             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 31 3520 60 Street |
| Area        | Edmonton          |
| Subdivision | Hillview          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 6H5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Walkout Basement       |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

Days on Market     70  
Zoning                Zone 29  
Condo Fee           \$404



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Listing information last updated on October 10th, 2025 at 8:02am MDT