

\$319,000 - 3520 60 Street, Edmonton

MLS® #E4440250

\$319,000

3 Bedroom, 2.50 Bathroom, 1,443 sqft
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to Hillview's Colony Park! A Perfect Blend of Comfort, Convenience & Community! This well-maintained 2-storey townhouse is ideal for young families and first-time buyers. Tucked away in a quiet cul-de-sac, it's surrounded by parks, schools, and greenspace, with easy access to shopping, public transit, the Valley Line LRT, and Grey Nuns Community Hospital. Inside, you'll find a spacious layout featuring 3 bedrooms and 2.5 bathrooms, including a 3-piece ensuite in the primary suite. A cozy corner fireplace, large windows, and warm finishes create a welcoming atmosphere throughout. The finished basement offers great versatility with a family room and a flex space complete with a sink—perfect for a home business, hobby area, or office. Additional highlights include a single attached garage and a roomy laundry/utility area. With low condo fees, this move-in-ready home combines comfort, convenience, and potential in a family-friendly location.

Built in 1989

Essential Information

| | |
|----------|-----------|
| MLS® # | E4440250 |
| Price | \$319,000 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,443 |
| Acres | 0.00 |
| Year Built | 1989 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

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

Amenities

| | |
|-----------|--|
| Amenities | Deck, No Smoking Home, Parking-Visitor |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Cul-De-Sac, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed June 3rd, 2025
Days on Market 13
Zoning Zone 29
Condo Fee \$389

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