

## \$479,000 - 3432 60 Street, Edmonton

MLS® #E4451382

**\$479,000**

6 Bedroom, 3.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this 1,219 sq ft bi-level home on a corner lot in Hillview, featuring 6 bedrooms and 3 full bathrooms. The main floor offers 3 bedrooms, including a spacious primary with a 4-piece ensuite, plus a 4-piece main bathroom. The LEGAL basement suite includes 3 more bedrooms, a 4-piece bathroom, full kitchen, separate laundry, large windows, and a separate entrance—ideal for extended family or rental income. This home features a bright, functional layout with plenty of natural light on both levels. Outside, enjoy a fully fenced yard with a side entrance and a double detached garage with alley access. Located near Hillview Elementary School, Grey Nuns Hospital, Mill Creek Ravine, Valley Line LRT, shopping, parks, and public transit. An excellent opportunity for first-time buyers or investors seeking a revenue-generating property in a well-established, family-friendly neighborhood.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451382  |
| Price      | \$479,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,219                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3432 60 Street |
| Area        | Edmonton       |
| Subdivision | Hillview       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1E2        |

### Amenities

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

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Suite         | Yes                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                              |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

Date Listed August 6th, 2025

Days on Market 75

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 7:02am MDT