

## \$300,000 - 39 3520 60 Street, Edmonton

MLS® #E4463897

**\$300,000**

4 Bedroom, 3.50 Bathroom, 1,471 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to The Colony Park Townhomes in Hillview! This spacious end-unit offers over 1,470 sq. ft. of living space with 4 bedrooms, 4 bathrooms, and a single attached garage. The main floor features a bright kitchen with breakfast nook, cozy living room with a gas fireplace, formal dining area, and 2 pc bath. Off the formal dining room is access to your private SOUTH facing patio. Upstairs you'll find two bedrooms plus an updated 4pc main bath, and the large primary suite with an updated 3pc ensuite. The fully finished basement adds even more living space with a fourth bedroom, 3 pc bathroom, laundry room, and a versatile flex/living area, perfect for guests, office, or recreation. As an end unit, you'll enjoy extra windows for natural light and added privacy. Located close to schools, parks, shopping, and public transit. A wonderful opportunity to own a spacious, affordable home in one of southeast Edmonton's most established communities! Unit also has Central Air Conditioning!

Built in 1989

### Essential Information

MLS® # E4463897

Price \$300,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,471             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 3520 60 Street |
| Area        | Edmonton          |
| Subdivision | Hillview          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 6H5           |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck, Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                |
| Parking        | Single Garage Attached                                           |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$405              |

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Listing information last updated on October 30th, 2025 at 11:47am MDT