

## \$309,888 - 31 3520 60 Street, Edmonton

MLS® #E4450922

**\$309,888**

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 youâ€™™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	\$309,888
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
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Days on Market 1  
Zoning Zone 29  
Condo Fee \$392



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