

\$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 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	\$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
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Days on Market 80
Zoning Zone 29
Condo Fee \$404



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Listing information last updated on October 19th, 2025 at 10:02pm MDT