

\$499,000 - 3707 60a Street, Edmonton

MLS® #E4448417

\$499,000

4 Bedroom, 3.00 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to your perfect family home—nestled in a quiet cul-de-sac in one of the most family-friendly neighborhoods around! Just a short walk to three elementary schools, beautiful parks, and playgrounds, this 4-level split offers space, comfort, and peace of mind. With 4 bedrooms and 3 full baths, there's plenty of room for everyone. Kitchen has great appliances and solid surface countertops. Space for a dinette for casual dining as well as a dining room and living room at the front of the house. Family room has large windows and is centered around the fireplace. And there is another family space in the finished lower basement as well as tons of storage. Lovingly maintained and thoughtfully updated over the years, including windows, doors, driveway, deck, and landscaping. The fully fenced backyard is a gardener's dream with raised garden beds, established raspberry bushes, and space to play or entertain. Double garage has epoxy floors. Pride of ownership shines throughout this move-in-ready home!

Built in 1989

Essential Information

MLS® # E4448417

Price \$499,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,273
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3707 60a Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6E5

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No

Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	Zone 29

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