

## \$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 45

Zoning Zone 29

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