

## \$599,900 - 3756 60 Street, Edmonton

MLS® #E4431823

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,987 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

ONE OF A KIND! Stunning and Immaculate huge Bungalow -1987 SQFT- is MOVE in READY and offers room for the entire Family. SO many upgrades included; Windows '19, Newer Shingles, Furnace '23, Hot Water Tank '22 and more. Entertaining is made easy with your huge Formal Living and Dining Rm, cozy Family room with Double sided F/P, generous dinette area with breakfast bar, huge deck and fenced yard with Garden and Fruit trees... Your Chefs kitchen includes Stainless steel Stove w/ double ovens, French door Fridge w/ water/ice disp., loads of cabinets with custom pull outs and Granite counters throughout the main floor. Your Master Oasis accommodates King Size furniture, has a large walk in closet and a 5 pce ensuite with deep jetted tub to relax in. You'll appreciate the Main Fl Laundry, 4 Bdrms (potential for 5), 3 full Baths, a Flex Rm (Den/Playroom/Theatre/Exercise Rm), a Cold Rm, and potential for an entire Suite in the Basement if needed. Location is steps to multiple Schools, Playgrounds & TRAILS.

Built in 1989

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431823  |
| Price    | \$599,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,987                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3756 60 Street |
| Area        | Edmonton       |
| Subdivision | Hillview       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 6E9        |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Greenhouse, Parking-Visitor  |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Over Sized |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided, Mantel, See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf |

Nearby, Landscaped, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby, Vegetable Garden, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | John Paul I,Greenview     |
| Middle     | St.Hilda,Kate Chegwin     |
| High       | Holy Trinity,J Percy Page |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 29          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 2:02pm MDT