

## \$515,000 - 17807 60 Avenue, Edmonton

MLS® #E4431441

**\$515,000**

5 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Bungalows are a rare find in Decheneâ€™ & this one stands out with irresistible curb appeal & thoughtful updates throughout. Set on a quiet cul-de-sac, this 5-bedroom, 2-bath home offers bright, functional living in a mature west Edmonton community. The main floor features an updated kitchen with modern cabinetry & stainless appliances, 3 bedrooms, & a modern bath with a large walk-in shower. Most windows are newer vinyl, with new eaves & soffits (2022) & a new hot water tank (2024). Downstairs, the finished basement includes 2 more bedrooms, a 4-piece bath, a spacious rec room & a wine-making room that could be used as cold storage. Step outside to enjoy a large deck, private yard & lovely non-fruit crab apple tree out front. The double attached garage includes 240V powerâ€™ great for a workshop or EV setup. A rare Dechene gemâ€™ move-in ready & full of charm!

Built in 1985

### Essential Information

MLS® #	E4431441
Price	\$515,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,216



Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17807 60 Avenue
Area	Edmonton
Subdivision	Dechene
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	38

## Zoning

## Zone 20

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