

## \$319,000 - 3520 60 Street, Edmonton

MLS® #E4440250

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,443 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to Hillview's Colony Park! A Perfect Blend of Comfort, Convenience & Community! This well-maintained 2-storey townhouse is ideal for young families and first-time buyers. Tucked away in a quiet cul-de-sac, it's surrounded by parks, schools, and greenspace, with easy access to shopping, public transit, the Valley Line LRT, and Grey Nuns Community Hospital. Inside, you'll find a spacious layout featuring 3 bedrooms and 2.5 bathrooms, including a 3-piece ensuite in the primary suite. A cozy corner fireplace, large windows, and warm finishes create a welcoming atmosphere throughout. The finished basement offers great versatility with a family room and a flex space complete with a sink—perfect for a home business, hobby area, or office. Additional highlights include a single attached garage and a roomy laundry/utility area. With low condo fees, this move-in-ready home combines comfort, convenience, and potential in a family-friendly location.

Built in 1989

### Essential Information

MLS® #	E4440250
Price	\$319,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3520 60 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6H5

### Amenities

Amenities	Deck, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                12  
Zoning                              Zone 29  
Condo Fee                        \$389

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