

## **\$300,000 - 39 3520 60 Street, Edmonton**

MLS® #E4463897

**\$300,000**

4 Bedroom, 3.50 Bathroom, 1,471 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to The Colony Park Townhomes in Hillview! This spacious end-unit offers over 1,470 sq. ft. of living space with 4 bedrooms, 4 bathrooms, and a single attached garage. The main floor features a bright kitchen with breakfast nook, cozy living room with a gas fireplace, formal dining area, and 2 pc bath. Off the formal dining room is access to your private SOUTH facing patio. Upstairs youâ€™ll find two bedrooms plus an updated 4pc main bath, and the large primary suite with an updated 3pc ensuite. The fully finished basement adds even more living space with a fourth bedroom, 3 pc bathroom, laundry room, and a versatile flex/living area, perfect for guests, office, or recreation. As an end unit, youâ€™ll enjoy extra windows for natural light and added privacy. Located close to schools, parks, shopping, and public transit. A wonderful opportunity to own a spacious, affordable home in one of southeast Edmontonâ€™s most established communities! Unit also has Central Air Conditioning!

Built in 1989

### **Essential Information**

MLS® #	E4463897
Price	\$300,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	39 3520 60 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6H5

### **Amenities**

Amenities	Deck, Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 29th, 2025
Days on Market	1
Zoning	Zone 29
Condo Fee	\$405

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Listing information last updated on October 30th, 2025 at 5:32pm MDT