

\$319,000 - 15 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	15 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 5
Zoning Zone 29
Condo Fee \$389

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 June 8th, 2025 at 4:32am MDT