

\$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 you'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, you'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 Edmonton'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

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 October 30th, 2025 at 6:47am MDT