

\$479,000 - 3432 60 Street, Edmonton

MLS® #E4451382

\$479,000

6 Bedroom, 3.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

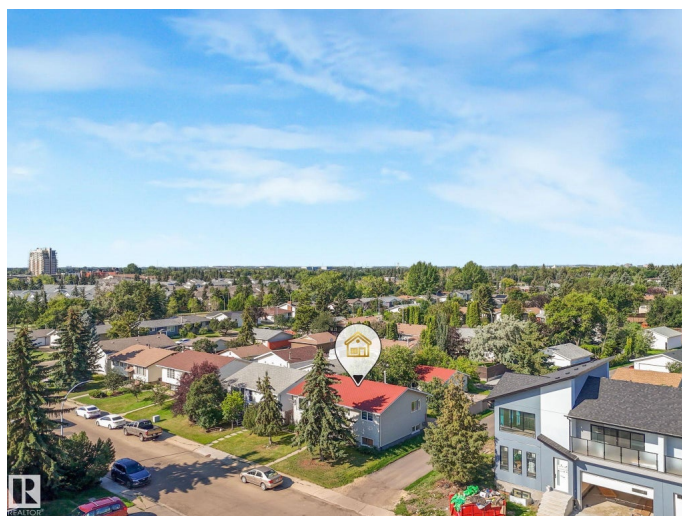
Hillview, Edmonton, AB

Welcome to this 1,219 sq ft bi-level home on a corner lot in Hillview, featuring 6 bedrooms and 3 full bathrooms. The main floor offers 3 bedrooms, including a spacious primary with a 4-piece ensuite, plus a 4-piece main bathroom. The LEGAL basement suite includes 3 more bedrooms, a 4-piece bathroom, full kitchen, separate laundry, large windows, and a separate entrance—ideal for extended family or rental income. This home features a bright, functional layout with plenty of natural light on both levels. Outside, enjoy a fully fenced yard with a side entrance and a double detached garage with alley access. Located near Hillview Elementary School, Grey Nuns Hospital, Mill Creek Ravine, Valley Line LRT, shopping, parks, and public transit. An excellent opportunity for first-time buyers or investors seeking a revenue-generating property in a well-established, family-friendly neighborhood.

Built in 1978

Essential Information

MLS® #	E4451382
Price	\$479,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3



Square Footage	1,219
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3432 60 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1E2

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 6th, 2025

Days on Market 21

Zoning Zone 29

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 August 27th, 2025 at 9:17am MDT