

# **\$359,900 - 17231 60 Avenue, Edmonton**

MLS® #E4427564

**\$359,900**

3 Bedroom, 1.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

No Condo Fees!! Nestled in Gariepy, this half duplex with single attached garage backs onto a lush, treed green space, offering unparalleled privacy and tranquility. Inside, enjoy a spacious living & dining area with large windows and a stone-facing gas fireplace. The eat-in kitchen features oak cabinetry, & a stylish tile backsplash, plus a convenient half bath. A striking open-riser staircase leads upstairs to the primary bedroom with corner windows & a walk-in closet, along with two additional bedrooms & a 4-pc bath. A partially finished basement adds versatility. The sunny south-facing backyard is a true retreat—fully fenced, deck, retractable awing, surrounded by nature, and perfect for relaxing or entertaining under the open sky. Newer furnace & hot water tank. Prime location close river valley trails, schools, shopping, restaurants, transit & more, with quick access to Henday & Whitemud. A rare chance to own a private oasis in one of Edmonton's most sought-after communities.

Built in 1979

## **Essential Information**

MLS® # E4427564

Price \$359,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,411
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17231 60 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1E9

### **Amenities**

Amenities	Closet Organizers, Deck, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped,

Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Centennial
Middle	H. E. Beriault/Holy Cross
High	Oscar Romero/JP/FX

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	26
Zoning	Zone 20

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