

Courtesy Of Greg Steele Of RE/MAX Excellence

\$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 12
Zoning Zone 20

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Listing information last updated on April 6th, 2025 at 4:32am MDT