

## \$389,000 - 17315 60 Avenue, Edmonton

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MLS® #E4458253

### \$389,000

3 Bedroom, 1.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Nestled in the highly sought-after community of Gariepy, this 2-storey, 3-bedroom half duplex offers a perfect blend of comfort, space, & location. Step into the bright & spacious main floor featuring an inviting vaulted ceiling living room with large windows that flood the space with natural light. The customized kitchen boasts ample cabinetry, modern appliances, & flows effortlessly into the dining area & sunroom, ideal for family meals or entertaining guests. Upstairs, youâ€™ll find 3 bedrooms, including a large primary suite with plenty of closet space. The full bath on the upper level is convenient and offers privacy for the whole family. The south facing yard backing onto treed ravine greenspace is fully fenced & landscaped. The basement is a blank space, just waiting for you to make it your own. Only minutes from the river valley trail system, top-rated schools, sports, shopping, & public transit, this home has it all. Whether you're a first-time homebuyer, downsizer, or investor, this one is a gem!



Built in 1979

### Essential Information

MLS® # E4458253

Price \$389,000

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17315 60 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1E9

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 15th, 2025

Days on Market                3

Zoning                            Zone 20

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