

## \$319,000 - 15 3520 60 Street, Edmonton

MLS® #E4440250

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,443 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to Hillview's Colony Park! A Perfect Blend of Comfort, Convenience & Community! This well-maintained 2-storey townhouse is ideal for young families and first-time buyers. Tucked away in a quiet cul-de-sac, it's surrounded by parks, schools, and greenspace, with easy access to shopping, public transit, the Valley Line LRT, and Grey Nuns Community Hospital. Inside, you'll find a spacious layout featuring 3 bedrooms and 2.5 bathrooms, including a 3-piece ensuite in the primary suite. A cozy corner fireplace, large windows, and warm finishes create a welcoming atmosphere throughout. The finished basement offers great versatility with a family room and a flex space complete with a sink—perfect for a home business, hobby area, or office. Additional highlights include a single attached garage and a roomy laundry/utility area. With low condo fees, this move-in-ready home combines comfort, convenience, and potential in a family-friendly location.

Built in 1989

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440250  |
| Price    | \$319,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,443             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15 3520 60 Street |
| Area        | Edmonton          |
| Subdivision | Hillview          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 6H5           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Smoking Home, Parking-Visitor |
| Parking   | Single Garage Attached                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Cul-De-Sac, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                22  
Zoning                              Zone 29  
Condo Fee                        \$389

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