

\$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 | 25 |
| Zoning | Zone 20 |

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Listing information last updated on April 19th, 2025 at 4:17am MDT