

\$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	23
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 8:47am MDT