

## \$574,990 - 17811 60 Ave, Edmonton

MLS® #E4424588

**\$574,990**

4 Bedroom, 4.00 Bathroom, 2,313 sqft

Single Family on 0.00 Acres

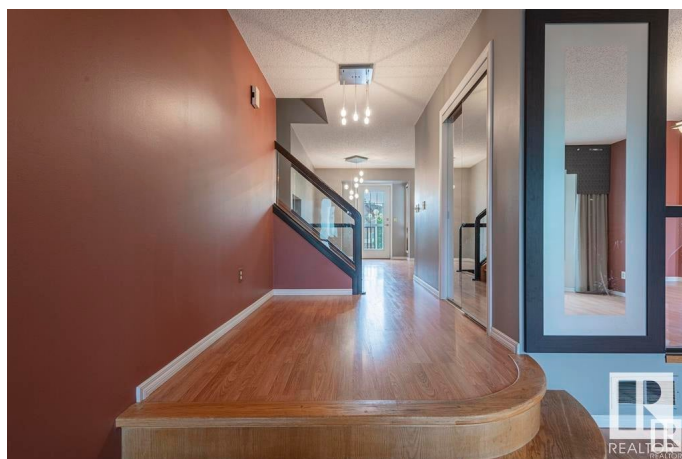
Dechene, Edmonton, AB

Nestled in a quiet cul-de-sac in Dechene, and just minutes from West Edmonton Mall ; this impressive 4-level split home boasts over 2,200 sq. ft. of living space, making it perfect for a growing family. The spacious primary bedroom easily accommodates a king-sized bed and features a luxurious 5-piece ensuite with double sinks. A versatile upper-level den is ideal for a home office setup. The kitchen is well-appointed with granite countertops, a stylish backsplash, and durable laminate flooring. The cozy family room includes a wood-burning fireplace with a log lighter for added warmth and ambiance. With 4 bedrooms plus a den, 4 bathrooms, and a walkout basement entrance under the deck, this home offers both comfort and functionality. Conveniently located with easy access to the Anthony Henday, The Marketplace at Callingwood, .

Built in 1986

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424588  |
| Price          | \$574,990 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,313     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1986                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 17811 60 Ave |
| Area        | Edmonton     |
| Subdivision | Dechene      |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6M 1S9      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Deck, Patio, Walkout Basement |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Stacked Washer/Dryer, Vacuum System Attachments, Vacuum Systems, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Cul-De-Sac, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 7th, 2025  
Days on Market                51  
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 27th, 2025 at 8:17pm MDT