

\$418,000 - 17319 60 Avenue, Edmonton

MLS® #E4458738

\$418,000

3 Bedroom, 2.50 Bathroom, 1,300 sqft
Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Welcome to this 1300sq ft half duplex with attached double garage, fully renovated top to bottom and move-in ready! Updates include new shingles, garage door, kitchen with appliances, bathrooms, flooring, and lighting. Enjoy the efficiency of a hi-efficiency furnace, vinyl windows, and the bonus of a newer cedar deck. The bright open plan flows beautifully, offering style and comfort throughout. Nestled in Gariepy, the home backs onto a serene treed area between Centennial School and the community league—private, peaceful, and rare to find. A true turnkey property, waiting for you to enjoy!

Built in 1979

Essential Information

MLS® #	E4458738
Price	\$418,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

Community Information

Address	17319 60 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1E9

Amenities

Amenities	Deck, Low Flw/Dual Flush Toilet, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Not Fenced, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Centennial
Middle	S. Bruce Smith
High	Jasper Place

Additional Information

Date Listed September 19th, 2025
Days on Market 3
Zoning Zone 20

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