Courtesy Of Julian P Szklarz Of Coldwell Banker Mountain Central

# $389,000 - 17315 60 Avenue, Edmonton

MLS® #E4458253

**$389,000**
3 Bedroom, 1.50 Bathroom, 1,430 sqft
Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Nestled in the highly sought-after community of Gariepy, this 2-storey, 3-bedroom half duplex offers a perfect blend of comfort, space, & location. Step into the bright & spacious main floor featuring an inviting vaulted ceiling living room with large windows that flood the space with natural light. The customized kitchen boasts ample cabinetry, modern appliances, & flows effortlessly into the dining area & sunroom, ideal for family meals or entertaining guests. Upstairs, youâ€™ll find 3 bedrooms, including a large primary suite with plenty of closet space. The full bath on the upper level is convenient and offers privacy for the whole family. The south facing yard backing onto treed ravine greenspace is fully fenced & landscaped. The basement is a blank space, just waiting for you to make it your own. Only minutes from the river valley trail system, top-rated schools, sports, shopping, & public transit, this home has it all. Whether you're a first-time homebuyer, downsizer, or investor, this one is a gem!

Built in 1979

## Essential Information

| | |
|---|---|
| MLS® # | E4458253 |
| Price | $389,000 |

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,430 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 17315 60 Avenue |
| Area | Edmonton |
| Subdivision | Gariepy |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 1E9 |

## Amenities

| | |
|---|---|
| Amenities | Deck, Detectors Smoke |
| Parking | Single Garage Attached |

## Interior

| | |
|---|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

| | |
|---|---|
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | September 15th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 20 |

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Listing information last updated on September 18th, 2025 at 4:32am MDT