

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

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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                52

Zoning                            Zone 20

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