

## \$319,000 - 9014 60 Street, Edmonton

MLS® #E4448884

### \$319,000

5 Bedroom, 2.00 Bathroom, 1,000 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Great half duplex in Ottewell steps away from shopping, schools, transit, and much more. This bungalow has 3 bedrooms on the main floor & 1 in the basement and 2 full bathrooms. The main floor bathroom is a safe step tub (perfect for seniors). Upstairs has vinyl and hardwood throughout & the basement has carpet. There is a second kitchen in the basement and a side entrance. West facing backyard with no grass. Single detached garage with newer door & opener. Upgrades & added info include: new shingles on the house, central air conditioning, furnace 2009, HWT 2019, newer vinyl windows on the main floor.

Built in 1962

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448884      |
| Price          | \$319,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,000         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9014 60 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1M8        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                            |
| Stories      | 2                                                                                                                    |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Waverley School   |
| Middle     | Kenilworth Junior |
| High       | McNally School    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 21st, 2025 |
|-------------|-----------------|

Days on Market 17

Zoning Zone 18

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Listing information last updated on August 7th, 2025 at 9:17pm MDT