

## \$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
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Days on Market 3

Zoning Zone 18

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