

## \$389,000 - 1418 60 Street, Edmonton

MLS® #E4445084

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

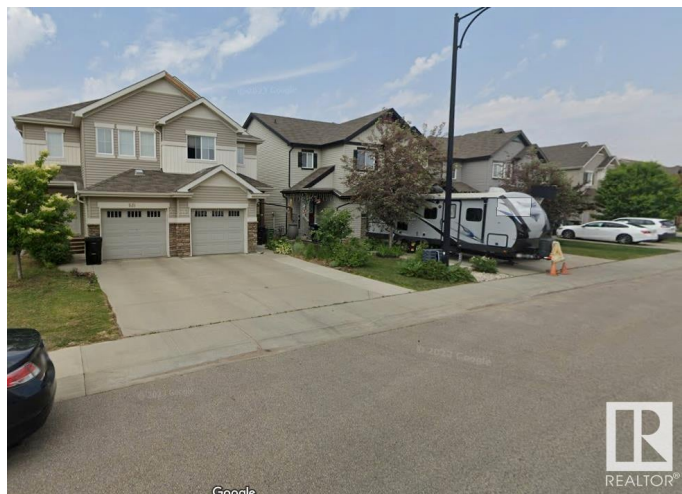
Walker, Edmonton, AB

Welcome to Walker! This well-maintained duplex offers the perfect blend of comfort, space, and location—just minutes from all major amenities. Situated directly across from a park with a summer spray park and winter ice rink, this home is ideal for families! Step inside to a spacious front foyer leading into a bright, open-concept main floor with a modern kitchen, dining area, and cozy living room—all overlooking the west-facing deck and fully fenced, landscaped backyard. Upstairs features three generously sized bedrooms, including a primary suite with a 3-piece ensuite, plus a full 4-piece family bathroom. Additional highlights include a single attached garage and an unfinished basement ready for your personal touch. This is a fantastic opportunity to settle into one of South Edmonton's most sought-after neighbourhoods.

Built in 2011

### Essential Information

MLS® #	E4445084
Price	\$389,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,281
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1418 60 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V8

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 30th, 2025

Days on Market 1

Zoning Zone 53

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Listing information last updated on July 1st, 2025 at 2:02am MDT