

## \$580,000 - 18308 60 Avenue, Edmonton

MLS® #E4451894

**\$580,000**

4 Bedroom, 4.00 Bathroom, 2,527 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Welcome to this stunning 2-storey home in the family-friendly community of Dechene! Boasting 2527 sq/ft, plus a fully finished basement, this spacious home offers 4 large bedrooms, 4 full bathrooms, and a main floor denâ€”perfect for a home office or guest room. Step into a grand foyer with high vaulted ceilings and enjoy the open, airy feel throughout the main floor. The spacious kitchen has ample storage and countertop space with cozy nook. The living areas are an ideal spot for entertaining, with a gas fireplace and expanded windows. Enjoy the convenience of having a main floor laundry room! Relax on the beautiful deck overlooking a private, secluded backyard with no rear neighbours and enclosed gazeboâ€”one of the largest lots in the area! Enjoy summer days by the outdoor fountain and stay cool indoors with central air conditioning. Additional highlights include a double attached garage measuring 25'5"x21'1", lifetime warranty on the roof, & an unbeatable location close to schools, parks, and amenities.

Built in 1987

### Essential Information

MLS® # E4451894

Price \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,527                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18308 60 Avenue |
| Area        | Edmonton        |
| Subdivision | Dechene         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1T7         |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| Fireplaces        | Glass Door                                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 20          |

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Listing information last updated on August 16th, 2025 at 10:32am MDT