

## \$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
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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	1
Zoning	Zone 20

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Listing information last updated on August 9th, 2025 at 6:47am MDT