

\$299,000 - 13136 60 Street, Edmonton

MLS® #E4450453

\$299,000

5 Bedroom, 2.00 Bathroom, 1,079 sqft
Single Family on 0.00 Acres

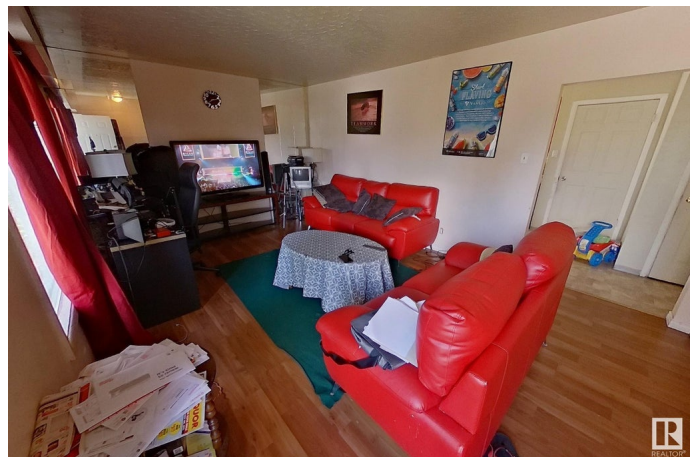
Belvedere, Edmonton, AB

Spacious 5-Bedroom Home with Separate Entrance & Garage – Prime Location! This well-located home features 5 bedrooms, 2 bathrooms, 2 kitchens, and a separate entrance, offering great potential for extended families (illegal suite). Shared laundry for added convenience. Includes a single detached garage and is ideally situated in front of a school, just one block from Belvedere School and Belvedere Park, and only 5 minutes to Belvedere LRT Station. Newly paved road in front adds to the property's value. Close to all major shopping and amenities. Property is being sold as is, where is. No warranties or representations. Whether you're a savvy investor or a buyer looking for a spacious home in a convenient location, this property has lots of potential.

Built in 1959

Essential Information

MLS® #	E4450453
Price	\$299,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	1959



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13136 60 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0S3

Amenities

Amenities	Deck, Walk-up Basement, See Remarks
Parking	Single Garage Detached

Interior

Appliances	Dryer, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	4
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on August 4th, 2025 at 9:31am MDT