

## \$299,000 - 13136 60 Street, Edmonton

MLS® #E4450453

**\$299,000**

5 Bedroom, 2.00 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

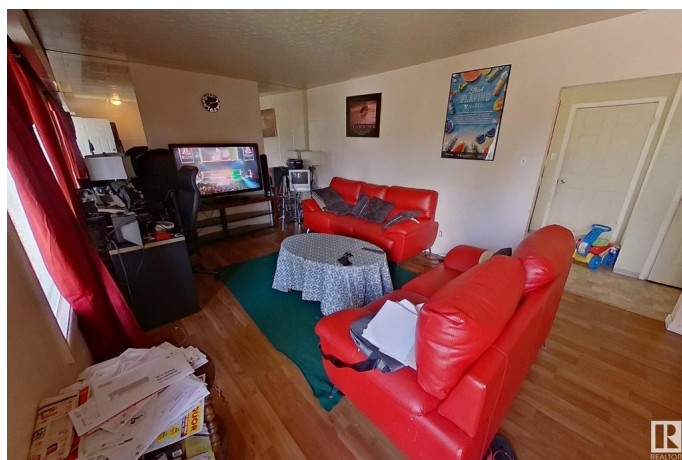
Belvedere, Edmonton, AB

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 | 1               |
| Zoning         | Zone 02         |

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Listing information last updated on August 1st, 2025 at 8:03pm MDT