



Edmonton **Highlands (Edmonton)** **LP:** **\$974,900**
11210 60 ST NW T5W 3Y8 **SP:** **M**

Listing ID # E4506484 **ACTIVE**
Building Type Detached Single Family
Style 2 and Half Storey
Year Built 2012
Full Baths 4
Half Baths 1
Total Baths 4.1
Tot Flr AG SqFt 2,454.30
Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 228.01

URL-Virtual Tour **URL-Brochure**

Stately home on a 66x130 ft lot. Over 2400 sq ft this home features the qualities of days gone by along with modern day construction & conveniences. Beautifully landscaped with mature trees, fruit trees & gardens which you can enjoy from the expansive covered front veranda. Inside you'll find crown moldings, maple hardwood, porcelain tile, AC & a fantastic floor plan! Four bedrooms, 4 full baths (2 are ensuites). Large country kitchen featuring SS appliances, gas stove, granite counter-tops & a large island with seating for 6. Main floor den has built-in bar with Carrara marble countertop & bar fridge, gas fireplace in LR & there's a large mud room off the back. 2nd floor has primary with a 5-piece ensuite & large walk-in closet, plus another bedroom, 2nd full bath, bonus room & laundry! Upper loft has a lovely 3rd BR & spa ensuite. Basement finished with 4th BR, RR & full bath. Double oversized heated garage with epoxy floor, single detached garage, fire pit & a large Duradeck patio with Pergola!

Directions

Living Room	4.32x3.99	M	Bedroom 3	6.32x3.35	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.80x2.87	M	Bedroom 4	4.91x3.85	B	1	2	M	No	Main		
Kitchen	6.16x3.66	M	Recreation Room	5.89x3.87	B	2	5	U	Yes	Upper		
Family Room			Storage Room	5.20x4.08	B	3	4	U	No	Above Grd		
Den	2.82x2.45	M	Mud Room	3.92x3.15	M	4	3	U	Yes	Lower		
Bonus Room	4.12x3.44	U				5	3	B	No	Below Grd		
Primary Bedrm	4.54x3.99	U				6				Tot Flr AG	228.01	2,454.30
Bedroom 2	4.05x3.56	U				7				# Finished	4	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl, Wood Shingle
Flooring Carpet, Ceramic Tile, Hardwood
Features Air Conditioner, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** East
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$8,689.19 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Gas, Washer, Refrigerators-Two

Warranty

Fireplace Yes
FP Fuel Gas
FP Type Mantel

Site Features Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Detached, Heated, Insulated, Over Sized, Single Garage Detached

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	