

Edmonton	**Highlands (Edmonton)**	**LP:**	**$924,900**
11210 60 ST NW	T5W 3Y8	SP:	

ACTIVE

Listing ID #	E4515129		
Building Type	Detached Single Family		
Style	2 and Half Storey	**Sold Date**	
Year Built	2012	**Bedrooms Above**	3
Full Baths	4	**Bedrooms Total**	4
Half Baths	1	**Basement**	Full
Total Baths	4.1	**Basement Dev**	Fully Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 2,456.24	**Tot Flr AG SqM**	228.19

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 expoxy 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**	228.19	2,456.24
Bedroom 2	4.05x3.56	U				**7**				**# Finished**	4	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Fully Finished
Foundation	Concrete	**Separate Ent**	No
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl, Wood Shingle	**Garage Suite**	**Permit**
Flooring	Carpet, Ceramic Tile, Hardwood	**Garden Suite**	**Permit**
Features	Air Conditioner, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home	**Lot Shape**	Rectangular **Front Expsure** East
		Lot Size SqM	**F x D (m)** x
		Zoning	
		Tax Amount	$8,762.50 / 2026
		Conform Type	
		Conform Year	
Goods Incl	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Gas, Washer, Refrigerators-Two	**Goods Excl**	
		Warranty	
		Fireplace	Yes
Site Features	Back Lane, Fully Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools	**FP Fuel**	Gas
		FP Type	Mantel
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Single Garage Detached	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ **Garage Dim**

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