# \$244,901 - 6091 35a Avenue, Edmonton

MLS® #E4428036

#### \$244,901

3 Bedroom, 1.50 Bathroom, 1,068 sqft Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

This beautifully renovated corner unit features 3 bedrooms and 1.5 baths, offering a perfect mix of comfort and convenience. Nestled in a quiet section of the complex, it boasts abundant natural light, and a functional layout with a separate dining room. The private backyard enhances outdoor living, while two adjacent parking spaces, including a covered porch, add practicality. Located just a five-minute walk from the LRT station, this home combines serene living with excellent connectivity. With low condo fees, and stylish updates throughout, this property is an exceptional find. Close to all amenities!

Built in 1979

#### **Essential Information**

MLS® # E4428036 Price \$244,901

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,068

Acres 0.00

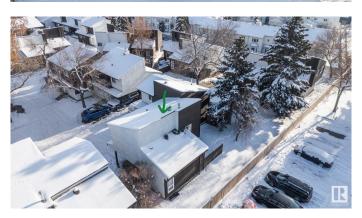
Year Built 1979

Type Condo / Townhouse

Sub-Type Townhouse







Style 4 Level Split

Status Active

## **Community Information**

Address 6091 35a Avenue

Area Edmonton
Subdivision Hillview
City Edmonton
County ALBERTA

Province AB

Postal Code T6L 1G7

#### **Amenities**

Amenities Deck Parking Spaces 2

Parking Parking Pad Cement/Paved, Single Carport, See Remarks

#### Interior

Appliances Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features No Back Lane, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Hillview School

Middle Edith Rogers School
High W.P. Wagner School

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 45

Zoning Zone 29 Condo Fee \$343

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