Courtesy Of Abhinandan Mahajan Of Royal Lepage Magna

$249,901 - 6091 35a Avenue, Edmonton

MLS® #E4428036

$249,901
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	$249,901
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	35

Zoning	Zone 29
Condo Fee	$343

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