

# \$254,901 - 6091 35a Avenue, Edmonton

MLS® #E4419474

**\$254,901**

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® #	E4419474
Price	\$254,901
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 January 28th, 2025  
Days on Market 45

Zoning	Zone 29
Condo Fee	\$343

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 11:02am MDT