

# \$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 | 34               |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$343   |

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