

## \$544,900 - 6427 37 Avenue, Edmonton

MLS® #E4446866

**\$544,900**

6 Bedroom, 3.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

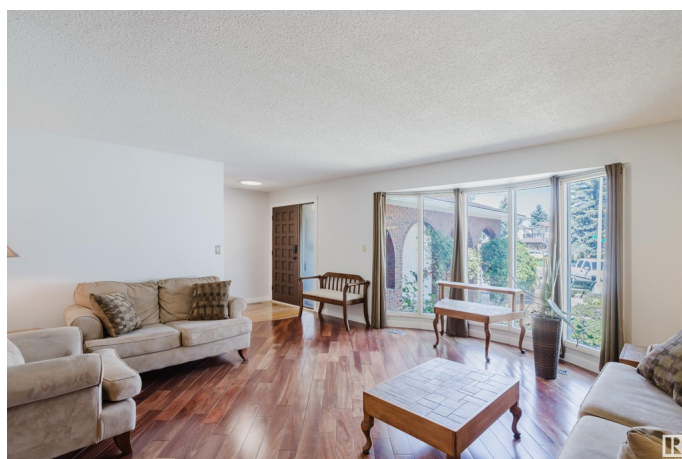
Hillview, Edmonton, AB

This beautifully maintained 6-bed, 3.5-bath home offers a rare blend of charm, comfort, and flexibility—all on an incredible 1000m<sup>2</sup> lot. The classic brick exterior and stone garden makes a stunning first impression, while inside, large windows flood the home with natural light. You'll love the warmth of Brazilian Curupay hardwood, maple cabinetry, two spacious living rooms, bright dining room, kitchen island, laundry chute and endless storage. The fully finished lower level offers a full in-law suite—ideal for multi-generational families or entertaining. Step outside to your own private retreat: lush gardens, a pond, fire-pit, deck, and automated irrigation system. The heated shop is a rare find—whether you're into woodworking, mechanics, or creative projects, it's a dream space to build, tinker, or escape year-round. This is the one you've been waiting for—unique, functional, and full of possibilities.

Built in 1978

### Essential Information

MLS® #	E4446866
Price	\$544,900
Bedrooms	6
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,244
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6427 37 Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1H7

### Amenities

Amenities	Deck, Wall Unit-Built-In
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, See Remarks
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance

Landscape, Schools, Shopping Nearby, Stream/Pond, Treed Lot,  
Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Slab

### **School Information**

Elementary	Minchau School
Middle	Kate Chegwin School
High	J. Percy Page High School

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	2
Zoning	Zone 29

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Listing information last updated on July 12th, 2025 at 2:02pm MDT