

## \$555,000 - 6031 37 Avenue, Edmonton

MLS® #E4442347

**\$555,000**

5 Bedroom, 3.50 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Perched high in beautiful Hillview, renovated top-to-bottom with over 2,600 sqft of living space, this home is the total package! Designed with the growing family in mind with unmatched value in the area for a turnkey home of this size. Exceptional layout with two main floor living rooms, a bedroom/office, side entrance + laundry, and space for both casual and formal dining. Facing the backyard, the bright white kitchen has Corian countertops, a large island, under cabinet lighting & updated appliances. All 4 bathrooms are redone, including a sleek double shower in the ensuite & new jet tub in the family bath. Major upgrades include all vinyl windows, 50-year shingles, central AC, updated electrical panel, furnace & added attic insulation. Pride of ownership continues in the south-facing backyard where you will enjoy the two-tiered deck, hot tub, concrete walkways, tasteful landscaping, premium vinyl fencing & heated 21'x23' garage. All this can be yours and just steps away from 2 elementary schools!

Built in 1979

### Essential Information

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Price \$555,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,883
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6031 37 Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1V3

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Tub, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 29

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