

## \$450,000 - 6303 37 Avenue, Edmonton

MLS® #E4433863

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Amazing opportunity to own a well maintained home on a HUGE 845 m2 lot. So many upgrades have been done over the years! NEWER WINDOWS (2023), SHINGLES (2021) and kitchen was updated with new cabinets, granite, SS appliance and tile approximately 10 years ago. The living rooms is large, features a fireplace and leads to the soaring backyard. The upstairs features a large master suite with large walk in closet and 2 piece bathroom. There is a second bedroom and 4 piece bathroom, and a loft, perfect for a home office, or easily converted to a 3rd bedroom. The basement is fully finished with rec room, laundry room, storage and roughed in bathroom. The outdoor space is HUGE and is fully fenced. There is an RV gate, where you can park an RV, or potentially build a second garage in the future. The backyard is private with a garden area. The double attached garage is oversized 22 wide x 21 deep and has an enclosed workshop that is 8x11. This location can't be beat!

Built in 1978

### Essential Information

MLS® # E4433863

Price \$450,000

Bedrooms 2



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,258
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6303 37 Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1V1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                16

Zoning                            Zone 29

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