

## \$235,000 - 6119 38 Avenue, Edmonton

MLS® #E4439465

**\$235,000**

4 Bedroom, 1.50 Bathroom, 1,082 sqft  
Condo / Townhouse on 0.00 Acres

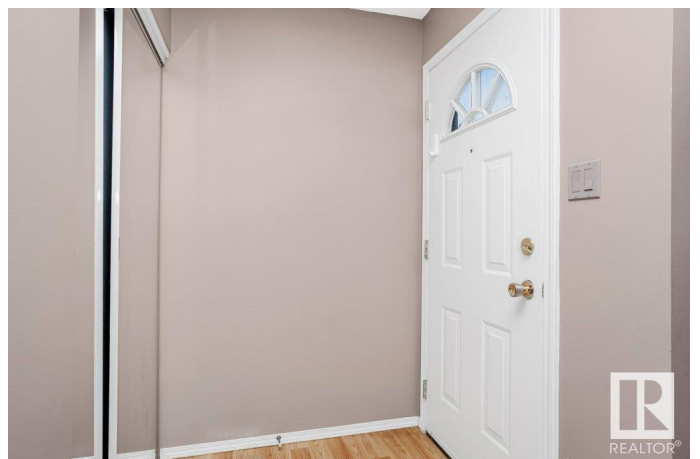
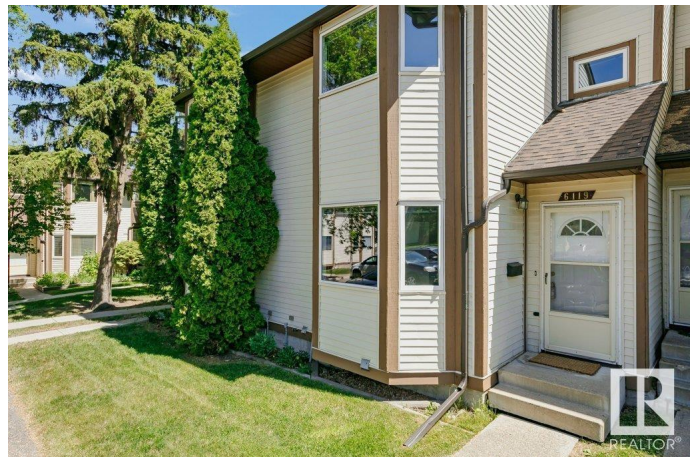
Hillview, Edmonton, AB

Exceptional 1080+ SQFT Townhouse situated in the Hillview Neighborhood, perfect for first-time buyers or investors. The main floor showcases a well-appointed kitchen with a charming Bay Window, a living room with a stone facing Wood Burning Fireplace, and access to the fully fenced backyard, backing onto walkspace. Upstairs, discover 3 inviting bedrooms, including a Primary Suite with a Bay Window, along with a 4-piece bath. The newly developed basement offers a recreation room, additional bedroom, laundry facilities, and ample storage space. This residence also boasts an upgraded hot water tank and includes 2 assigned surface parking stalls. Perfectly located in close proximity to schools, parks, shopping destinations, public transportation options, and more. An absolute must-see!

Built in 1980

### Essential Information

MLS® #	E4439465
Price	\$235,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,082



Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	6119 38 Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3Z5

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Hillview School
Middle	Edith Rogers School
High	W P Wagner School

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 29
Condo Fee	\$355

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Listing information last updated on June 6th, 2025 at 10:47am MDT