

## \$609,900 - 6003 37b Avenue, Edmonton

MLS® #E4441743

**\$609,900**

5 Bedroom, 3.50 Bathroom, 2,583 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to your perfect home! Spacious, centrally air-conditioned 5 bed, 4 bath house on a pie-shaped lot in a quiet cul-de-sac, backing onto a walking trail. With over 2,580 sq ft of above grade living space, the bright and open main floor features a formal living & dining room, functional wrap-around kitchen with gas cooktop, breakfast nook & cozy family room with fireplace, laundry room & half-bath. Upstairs, you will get primary suite with a walk-in closet & 4-pc ensuite, three additional bedrooms & a full bath. The fully-finished basement features a large recreation room, 5th bedroom, 3-pc bath, and ample storage space. Enjoy your huge private backyard with a massive deck, pergola and a fire pit. Few steps away from Greenview Elementary School, parks & bus stop. Close to LRT station, Millbourne Market Mall, Mill Woods Golf Course, Mill Woods Town Centre & Grey Nuns Hospital. With easy access to Whitemud Drive, makes this home a smart choice for growing families.

Built in 1989

### Essential Information

MLS® # E4441743

Price \$609,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,583
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6003 37b Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6E6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Fire Pit, Patio, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	4
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 7:17pm MDT