

## \$320,000 - 6109 38 Avenue, Edmonton

MLS® #E4443638

**\$320,000**

4 Bedroom, 2.50 Bathroom, 1,104 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to your new home in the community of Hillview. This lavish condo has been completely renovated. The moment you walk in you will see all the work that has gone into making this home perfect. Starting with your **BRAND NEW KITCHEN**, with tile backsplash and **QUARTZ** countertops. This level offers a dining area with custom coffee bar, 2 piece bathroom and spacious living room with tons of natural light that pours in. Upstairs there is 3 well appointed bedrooms and a fully renovated bathroom. The basement is **FULLY FINISHED** and has a large rec room, **BRAND NEW** 3 piece bathroom, 4th **BEDROOM** and laundry room. **UPGRADES INCLUDE: QUARTZ** throughout, **NEW FLOORING**, fresh paint, all new trim and doors, new pot lights, built in front closet, **CUSTOM SHOWER**, **BRAND NEW COSTCO APPLIANCES** and all new **LIGHTING**. This home has 2 **PARKING STALLS**. Close to the home is shopping at South Common and tons of restaurants to pick from. Under 5 min to Whitemud Drive.

Built in 1980

### Essential Information

MLS® # E4443638

Price \$320,000

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,104             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6109 38 Avenue |
| Area        | Edmonton       |
| Subdivision | Hillview       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3Z5        |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Parking-Extra, See Remarks |
| Parking   | 2 Outdoor Stalls           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| 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, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 29         |
| Condo Fee      | \$355           |

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Listing information last updated on June 24th, 2025 at 9:02pm MDT