

## \$230,000 - 6089 35a Avenue, Edmonton

MLS® #E4451482

**\$230,000**

3 Bedroom, 1.50 Bathroom, 808 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

What a beautiful condo -three bedrooms, upgraded bathrooms, one carport and one assigned stall, private back yard, vaulted ceiling in living room, fridge, stove and builtin dishwasher all stainless steel and only 3 years old approximately. The electric stove is a convection and self cleaning oven by LG. The refrigerator is also by LG and has double door style with a bottom freezer. In the large living room the Tv wall mounting hardware is included over the electric fireplace. Closet organizers, all window coverings, alarm system on month to month fee structure which can be cancelled at any time. Smart door entrance (no key required) -with camera door bell. Ready to move in. Very spacious. Two parking spots - covered parkade with power, the parking pad.

Built in 1979

### Essential Information

MLS® #	E4451482
Price	\$230,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	808
Acres	0.00



Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	6089 35a Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1G7

### **Amenities**

Amenities	Crawl Space, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Single Carport, Stall

### **Interior**

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Private Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 5th, 2025

Days on Market 3

Zoning Zone 29

Condo Fee \$345

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