

## \$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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Listing information last updated on August 8th, 2025 at 10:47am MDT