

## \$155,000 - 117 6103 35a Avenue, Edmonton

MLS® #E4455197

**\$155,000**

2 Bedroom, 1.50 Bathroom, 1,059 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to Hillview! Nestled in the heart of Millwoods, this multi-level condo offers comfort, convenience and a true sense of home. The unit comes with easy exterior access, so there is no need to go through the main building. Inside, the bright and spacious main floor features a huge living room with large windows, a separate dining area and an upgraded kitchen designed for both function and style. A half bath completes the main floor. Upstairs you will find two oversized bedrooms with large closets, a full bathroom and a large den or storage room, plus additional storage throughout the unit. Enjoy one assigned parking stall along with plenty of street parking right outside your door. Ideally located within walking distance to schools, parks and local shops, and just minutes from Grey Nuns Hospital, Millwoods Town Centre, Whitemud Drive and 50 Street, you will have every amenity at your fingertips. With its welcoming layout, thoughtful upgrades and excellent location, this condo has it all!

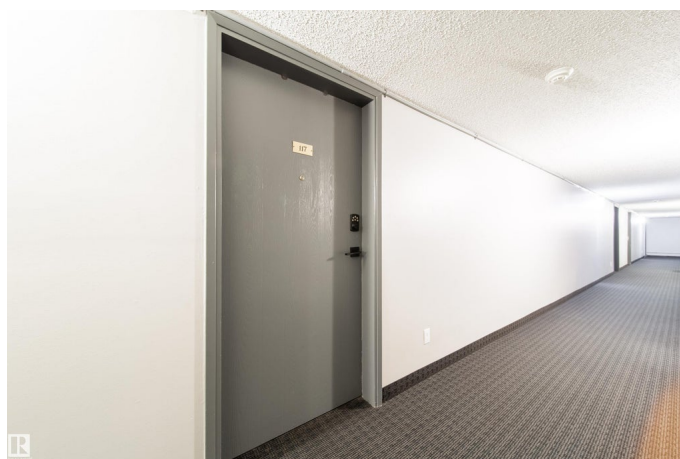
Built in 1978

### Essential Information

MLS® # E4455197

Price \$155,000

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	117 6103 35a Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1G7

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Zoning	Zone 29
Condo Fee	\$475

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Listing information last updated on August 29th, 2025 at 1:32pm MDT