

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

MLS® #E4438039

**\$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® # E4438039

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	May 23rd, 2025
Days on Market	24
Zoning	Zone 29
Condo Fee	\$355

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Listing information last updated on June 16th, 2025 at 2:02pm MDT