

\$415,000 - 6407 37b Avenue, Edmonton

MLS® #E4444598

\$415,000

4 Bedroom, 1.50 Bathroom, 1,059 sqft
Single Family on 0.00 Acres

Hillview, Edmonton, AB

PRIME LOCATION ALERT! Located in the highly desirable community of Hillview, this home is a one minute walk from the Millbourne/Woodvale LRT station, a stop on the LRT Valley Line, plus it's close to schools, shopping, playgrounds & more! It is perfectly situated in a quiet culdesac with wonderful neighbors. This home offers endless potential and is ready for your personal touch! The layout of this bungalow is versatile & inviting. Offering a sunken living room c/w gas fireplace & large windows, separate dining room, a breakfast nook adjoining the bright east kitchen, three bedrooms, a 4-pc main bath & a 2-pc ensuite off the primary. Downstairs features a large bedroom, rec room, laundry & utility room, a workshop & furnace room with storage space. The oversized double detached garage, private backyard & beautiful wood deck makes this east backing home alluring! The homes shingles were replaced approx 6 yrs ago & so was the side dining room window & kitchen window. Its a **MUST SEE!** Thanks for showing!

Built in 1978

Essential Information

MLS® #	E4444598
Price	\$415,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6407 37b Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1R3

Amenities

Amenities	Closet Organizers, Deck
Parking	Double Garage Detached, Front Drive Access, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, Treed Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Hillview Elementary School
Middle	Kate Chegwin Junior High
High	J. Percy Page High School

Additional Information

Date Listed	June 26th, 2025
Days on Market	10
Zoning	Zone 29

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Listing information last updated on July 6th, 2025 at 3:32am MDT