

## \$235,000 - 6119 38 Avenue, Edmonton

MLS® #E4439465

**\$235,000**

4 Bedroom, 1.50 Bathroom, 1,082 sqft  
Condo / Townhouse on 0.00 Acres

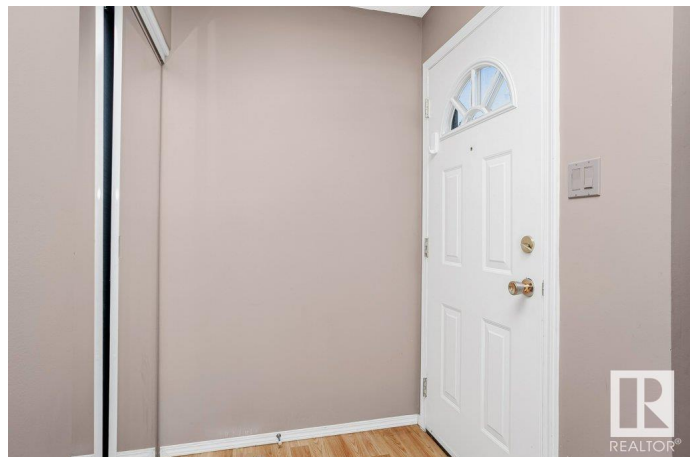
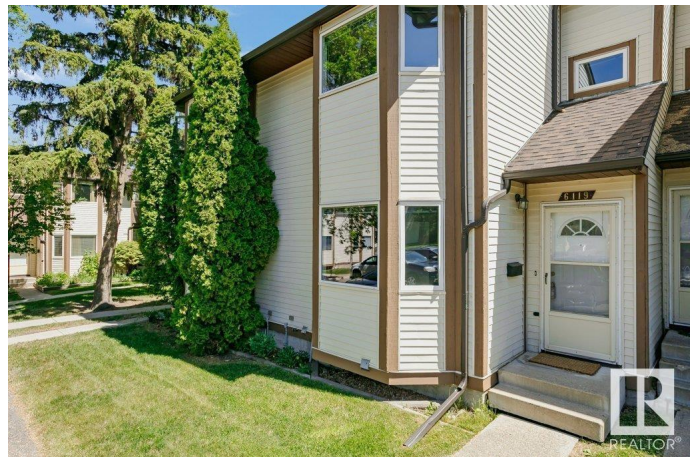
Hillview, Edmonton, AB

Exceptional 1080+ SQFT Townhouse situated in the Hillview Neighborhood, perfect for first-time buyers or investors. The main floor showcases a well-appointed kitchen with a charming Bay Window, a living room with a stone facing Wood Burning Fireplace, and access to the fully fenced backyard, backing onto walkspace. Upstairs, discover 3 inviting bedrooms, including a Primary Suite with a Bay Window, along with a 4-piece bath. The newly developed basement offers a recreation room, additional bedroom, laundry facilities, and ample storage space. This residence also boasts an upgraded hot water tank and includes 2 assigned surface parking stalls. Perfectly located in close proximity to schools, parks, shopping destinations, public transportation options, and more. An absolute must-see!

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439465  |
| Price          | \$235,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,082     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6119 38 Avenue |
| Area        | Edmonton       |
| Subdivision | Hillview       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3Z5        |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Hillview School     |
| Middle     | Edith Rogers School |
| High       | W P Wagner School   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 29        |
| Condo Fee      | \$355          |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT