

## \$450,000 - 6303 37 Avenue, Edmonton

MLS® #E4433863

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Amazing opportunity to own a well maintained home on a HUGE 845 m2 lot. So many upgrades have been done over the years! NEWER WINDOWS (2023), SHINGLES (2021) and kitchen was updated with new cabinets, granite, SS appliance and tile approximately 10 years ago. The living rooms is large, features a fireplace and leads to the soaring backyard. The upstairs features a large master suite with large walk in closet and 2 piece bathroom. There is a second bedroom and 4 piece bathroom, and a loft, perfect for a home office, or easily converted to a 3rd bedroom. The basement is fully finished with rec room, laundry room, storage and roughed in bathroom. The outdoor space is HUGE and is fully fenced. There is an RV gate, where you can park an RV, or potentially build a second garage in the future. The backyard is private with a garden area. The double attached garage is oversized 22 wide x 21 deep and has an enclosed workshop that is 8x11. This location can't be beat!

Built in 1978

### Essential Information

MLS® # E4433863

Price \$450,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,258                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6303 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Hillview       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1V1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                1

Zoning                            Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 8:17pm MDT