

## **\$464,900 - 6012 37 Avenue, Edmonton**

MLS® #E4427812

**\$464,900**

5 Bedroom, 3.00 Bathroom, 1,383 sqft  
Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this CHARMING bungalow nestled in the picturesque Hillview community! Step inside to a SPACIOUS living area bathed in NATURAL LIGHT, creating a warm & inviting atmosphere. The formal dining room sits adjacent, while the beautifully designed kitchen features SLEEK STAINLESS STEEL APPLIANCES, STYLISH TWO-TONE CABINETRY, AND A COZY DINING NOOK perfectly positioned by a gorgeous window. Down the hall, youâ€™™ll find 3 generously-sized bedrooms, including the PRIMARY SUITE, which boasts a WALK-IN CLOSET & a TRENDY, OPEN-CONCEPT 4PC ENSUITE. A second 4PC BATH completes the main level. Head downstairs to the FULLY-FINISHED BASEMENT, which has a SEPARATE ENTRANCE, where you'll discover 2 ADDITIONAL BEDROOMS (one with a WALK-IN CLOSET & the other with additional STORAGE SPACE), a LARGE RECREATION ROOM, UTILITY/LAUNDRY ROOM, 3PC BATH, & EVEN MORE STORAGE SPACE. Outside, the FULLY FENCED backyard leads you to the convenience of the DBL GARAGE DETACHED! Don't miss your chance to view this exceptional home!

Built in 1979

### **Essential Information**



MLS® #	E4427812
Price	\$464,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,383
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6012 37 Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1H2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	26
Zoning	Zone 29

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