

## **\$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 | 22               |
| Zoning         | Zone 29          |

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Listing information last updated on April 18th, 2025 at 5:17pm MDT