

# \$419,000 - 6121 34a Avenue, Edmonton

MLS® #E4438183

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

This lovely 4 level split located in Hillview on a huge lot that is sure to impress inside and out. The main floor features a large front living room and formal dining room with brand new flooring & plenty of natural sunlight flowing in. The kitchen over looks the large backyard that has so much potential with mature trees. The upper level includes the primary suite that has a 2pc ensuite and a good size closets. 2 other rooms & a 4pc bath finish this floor. The lower level has been fully transformed since they bought to be a in-law suite (no seperate entrance) with a oversized wet bar that can be used as a kitchen, a large family room with a brick faced fireplace & 3pc bath and the lower level has been transformed into a bedroom. Many upgrades have been done to this home like furnace (2024), HWT (2022) windows (2021). Excellent proximity the dining, schools & hospital.

Built in 1979

## Essential Information

MLS® #	E4438183
Price	\$419,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,048
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	6121 34a Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1C9

### **Amenities**

Amenities	Bar, Hot Water Natural Gas
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                16

Zoning                            Zone 29

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