

\$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 17

Zoning Zone 29

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Listing information last updated on June 9th, 2025 at 1:02pm MDT