

\$425,000 - 5144 37 Avenue, Edmonton

MLS® #E4464943

\$425,000

4 Bedroom, 2.00 Bathroom, 1,083 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

PRIME LOCATION ALERT! This stunning 4-bedroom home in Hillview offers unmatched convenience just steps to public transit and close to the Millbourne/Woodvale LRT Station stop, schools, shopping, playgrounds, and parks. The main level features a bright open-concept layout with 2 spacious bedrooms, including a primary suite with a walk-in closet, kitchen, and living space. The fully finished basement with a **SEPARATE ENTRANCE** from the garage includes 2 additional bedrooms, a full bath, ample storage, and a large recreation area with excellent potential to add a kitchen and create a secondary suite or self-contained living space. **RECENT UPGRADES** include a newer furnace, hot water tank, and nearly new appliances. Set on an **ENORMOUS 501 MÂ² LOT**, the fenced backyard is perfect for gardening or outdoor gatherings, combining comfort, prime location, and incredible **FUTURE POTENTIAL**.

Built in 1979

Essential Information

MLS® #	E4464943
Price	\$425,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	5144 37 Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1C8

Amenities

Amenities	Off Street Parking, On Street Parking, See Remarks
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed November 6th, 2025

Days on Market 13

Zoning Zone 29

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