

## \$150,000 - 6103 35a Avenue, Edmonton

MLS® #E4436510

**\$150,000**

2 Bedroom, 1.00 Bathroom, 1,013 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Discover the perfect blend of space, style, convenience & VALUE in this beautifully upgraded top-floor 2 bdrm condo. Nestled in this walkup lowrise apartment condo, this spacious 1,013 sq. ft. unit offers a bright & airy feel, enhanced by a sunny south-facing balcony - ideal for relaxing or enjoying your morning coffee. 2018 RENOVATION brought a modern touch to this charming home, featuring a new 4pc bathroom complete with an acrylic tub & surround, new vanity and upgraded shut-off valves for tub & sink. Commercial grade vinyl plank flooring with cork underlay not only adds elegance but also reduces sound transmission. Kitchen is a standout with new cabinets, pot drawers, built-in recycle centre. Fridge & DW less than 1 yr old. INCREDIBLE OPPORTUNITY to own a stylish home in an established neighborhood! Some pictures from when a prev. tenant lived in the unit. Some light fixtures shown in the pictures belonged to tenant and have been changed. Condo fees include heat and water/sewer.

Built in 1978

### Essential Information

MLS® #	E4436510
Price	\$150,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,013
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	6103 35a Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1G7

### Amenities

Amenities	Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	32
Zoning	Zone 29
Condo Fee	\$457

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