

## \$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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Listing information last updated on June 16th, 2025 at 4:47am MDT