

## \$155,000 - 117 6103 35a Avenue, Edmonton

MLS® #E4455197

**\$155,000**

2 Bedroom, 1.50 Bathroom, 1,059 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Stylish, spacious, and move-in ready, this Hillview gem is the perfect opportunity for first-time buyers or investors. Nestled in the heart of Millwoods, this upgraded multi-level condo delivers space, comfort, and unbeatable convenience. Enjoy private exterior access, so there's no need to go through the main building. Step inside to a bright and open layout featuring a spacious living room with large windows, dining area, and a great kitchen. A renovated half bath completes the main floor. Upstairs, you'll find two huge bedrooms with large closets, a fully renovated bathroom, and a large den or storage, giving you tons of space to spread out and stay organized. Parking is effortless with one assigned stall and plenty of street parking right at your door. Located within walking distance to schools, parks, and shops, and just minutes from Grey Nuns Hospital, Millwoods Town Centre, Whitemud Drive, and 50 Street, this home has everything you need at an amazing price. An incredible deal in Hillview!

Built in 1978

### Essential Information

MLS® # E4455197

Price \$155,000

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	117 6103 35a Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1G7

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	47
Zoning	Zone 29
Condo Fee	\$475

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Listing information last updated on October 15th, 2025 at 10:48am MDT