

## \$415,000 - 6407 37b Avenue, Edmonton

MLS® #E4444598

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,059 sqft  
Single Family on 0.00 Acres

Hillview, Edmonton, AB

**PRIME LOCATION ALERT!** Located in the highly desirable community of Hillview, this home is a one minute walk from the Millbourne/Woodvale LRT station, a stop on the LRT Valley Line, plus it's close to schools, shopping, playgrounds & more! It is perfectly situated in a quiet culdesac with wonderful neighbors. This home offers endless potential and is ready for your personal touch! The layout of this bungalow is versatile & inviting. Offering a sunken living room c/w gas fireplace & large windows, separate dining room, a breakfast nook adjoining the bright east kitchen, three bedrooms, a 4-pc main bath & a 2-pc ensuite off the primary. Downstairs features a large bedroom, rec room, laundry & utility room, a workshop & furnace room with storage space. The oversized double detached garage, private backyard & beautiful wood deck makes this east backing home alluring! The homes shingles were replaced approx 6 yrs ago & so was the side dining room window & kitchen window. Its a **MUST SEE!** Thanks for showing!

Built in 1978

### Essential Information

MLS® #	E4444598
Price	\$415,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6407 37b Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1R3

### Amenities

Amenities	Closet Organizers, Deck
Parking	Double Garage Detached, Front Drive Access, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, Treed Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Hillview Elementary School
Middle	Kate Chegwin Junior High
High	J. Percy Page High School

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	18
Zoning	Zone 29

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