

## \$609,900 - 6003 37b Avenue, Edmonton

MLS® #E4441743

**\$609,900**

5 Bedroom, 3.50 Bathroom, 2,583 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to your perfect home! Spacious, centrally air-conditioned 5 bed, 4 bath house on a pie-shaped lot in a quiet cul-de-sac, backing onto a walking trail. With over 2,580 sq ft of above grade living space, the bright and open main floor features a formal living & dining room, functional wrap-around kitchen with gas cooktop, breakfast nook & cozy family room with fireplace, laundry room & half-bath. Upstairs, you will get primary suite with a walk-in closet & 4-pc ensuite, three additional bedrooms & a full bath. The fully-finished basement features a large recreation room, 5th bedroom, 3-pc bath, and ample storage space. Enjoy your huge private backyard with a massive deck, pergola and a fire pit. Few steps away from Greenview Elementary School, parks & bus stop. Close to LRT station, Millbourne Market Mall, Mill Woods Golf Course, Mill Woods Town Centre & Grey Nuns Hospital. With easy access to Whitemud Drive, makes this home a smart choice for growing families.

Built in 1989

### Essential Information

MLS® # E4441743

Price \$609,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,583                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6003 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Hillview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6E6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Fire Pit, Patio, Smart/Program. Thermostat |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 29         |

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Listing information last updated on June 16th, 2025 at 11:02pm MDT