

\$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 |
|----------|---------------------|

| | |
|-------------------|--|
| 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

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|------------|----------------------------|
| 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 | 5 |
| Zoning | Zone 29 |

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Listing information last updated on July 1st, 2025 at 8:17am MDT