

## \$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

Welcome to Hillview! Nestled in the heart of Millwoods, this multi-level condo offers comfort, convenience and a true sense of home. The unit comes with easy exterior access, so there is no need to go through the main building. Inside, the bright and spacious main floor features a huge living room with large windows, a separate dining area and an upgraded kitchen designed for both function and style. A half bath completes the main floor. Upstairs you will find two oversized bedrooms with large closets, a full bathroom and a large den or storage room, plus additional storage throughout the unit. Enjoy one assigned parking stall along with plenty of street parking right outside your door. Ideally located within walking distance to schools, parks and local shops, and just minutes from Grey Nuns Hospital, Millwoods Town Centre, Whitemud Drive and 50 Street, you will have every amenity at your fingertips. With its welcoming layout, thoughtful upgrades and excellent location, this condo has it all!

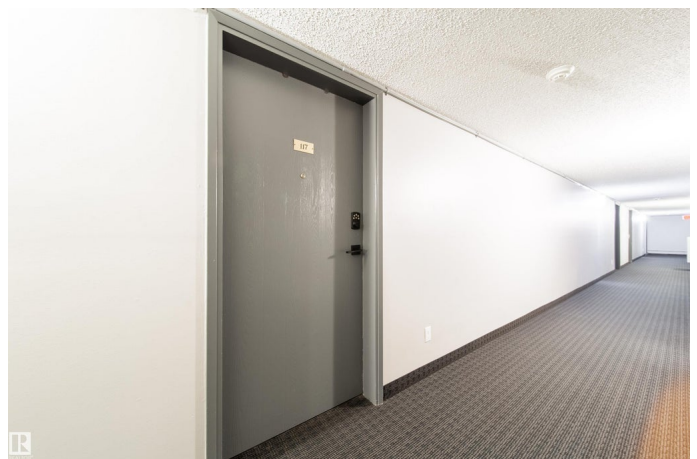
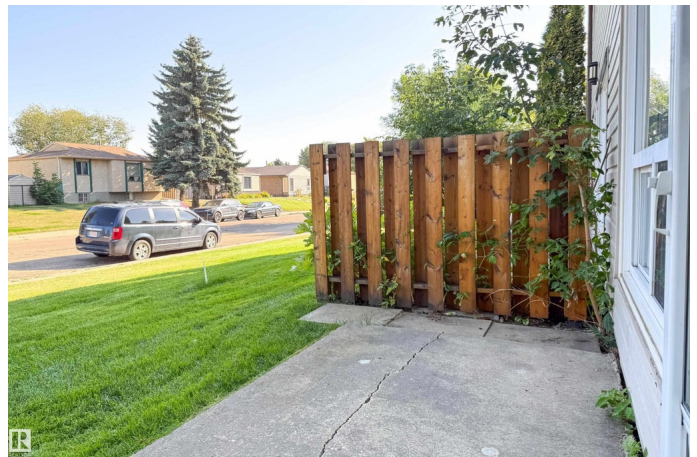
Built in 1978

### 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 | 13                |
| Zoning         | Zone 29           |
| Condo Fee      | \$475             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 11th, 2025 at 11:48am MDT