

Courtesy Of Dawn J Morgan Of Exp Realty

## \$153,900 - 117 6103 35a Avenue, Edmonton

MLS® #E4463023

**\$153,900**

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!

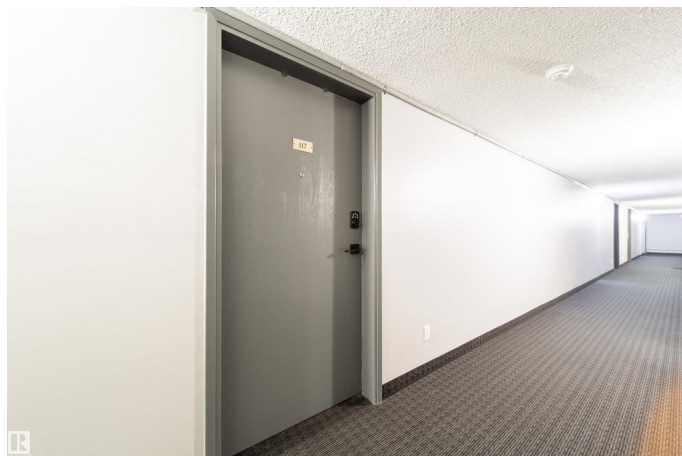
Built in 1978

### Essential Information

MLS® # E4463023

Price \$153,900

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    | October 22nd, 2025 |
| Days on Market | 1                  |
| 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 October 23rd, 2025 at 5:02pm MDT