

\$544,900 - 6427 37 Avenue, Edmonton

MLS® #E4446866

\$544,900

6 Bedroom, 3.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

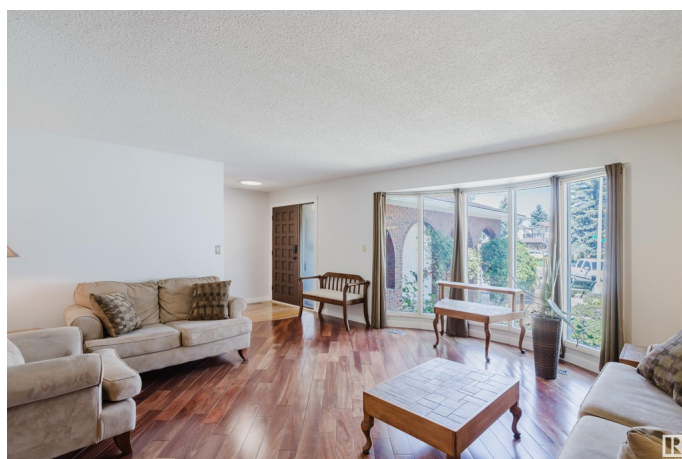
Hillview, Edmonton, AB

This beautifully maintained 6-bed, 3.5-bath home offers a rare blend of charm, comfort, and flexibility—all on an incredible 1000m² lot. The classic brick exterior and stone garden makes a stunning first impression, while inside, large windows flood the home with natural light. You'll love the warmth of Brazilian Curupay hardwood, maple cabinetry, two spacious living rooms, bright dining room, kitchen island, laundry chute and endless storage. The fully finished lower level offers a full in-law suite—ideal for multi-generational families or entertaining. Step outside to your own private retreat: lush gardens, a pond, fire-pit, deck, and automated irrigation system. The heated shop is a rare find—whether you're into woodworking, mechanics, or creative projects, it's a dream space to build, tinker, or escape year-round. This is the one you've been waiting for—unique, functional, and full of possibilities.

Built in 1978

Essential Information

| | |
|------------|-----------|
| MLS® # | E4446866 |
| Price | \$544,900 |
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,244 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6427 37 Avenue |
| Area | Edmonton |
| Subdivision | Hillview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 1H7 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Wall Unit-Built-In |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Front Drive Access, See Remarks |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Freezer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco, Vinyl |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance |

Landscape, Schools, Shopping Nearby, Stream/Pond, Treed Lot, Vegetable Garden

| | |
|--------------|----------------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation | Slab |

School Information

| | |
|------------|---------------------------|
| Elementary | Minchau School |
| Middle | Kate Chegwin School |
| High | J. Percy Page High School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 29 |

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Listing information last updated on July 11th, 2025 at 3:02pm MDT