

\$294,000 - 6340 34a Avenue, Edmonton

MLS® #E4458781

\$294,000

3 Bedroom, 1.50 Bathroom, 1,109 sqft
Single Family on 0.00 Acres

Hillview, Edmonton, AB

CRAZY NEW BEST PRICE !!! Location !
Exclusive Hillview. 3 bedrooms, no condo fees, spacious living, Huge, Huge, back yard onto a lane, a Great Home awaiting Your love and affection. NEWER: flooring, kitchen cabinets, counter top, doors, paint. Newer furnace & hot water tank. Walking distance to train, bus, hospital, shopping, schools, park and Golf Course. Can You say, "future garage, maybe with a suite?" Key safe on back door, key for back door.

Built in 1979

Essential Information

MLS® #	E4458781
Price	\$294,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



Community Information

Address	6340 34a Avenue
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1E4

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Pool-Outdoor
Parking	No Garage
Has Pool	Yes

Interior

Appliances	Dryer, Hood Fan, Pool-Above Ground, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	48
Zoning	Zone 29

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 November 5th, 2025 at 4:02am MST