



## 6020 37 Avenue Edmonton AB

\$450,000

Welcome to Hillview! Spacious 1558 sq.ft. renovated and well maintained bungalow, with 4 bedrooms, 2 bathrooms & an oversized heated double garage. Situated on a spacious 603 sq.m. lot, this quiet location is close to schools, parks, shopping & LRT. As you enter the home you are greeted with hardwood flooring throughout the main level, amazing natural light & a great floor plan. The spacious living & dining areas blend seamlessly, with high ceilings, beam details & plenty of room for furnishings. The gorgeous custom Town & Countree kitchen boasts abundant cabinetry, high-end s/s appliances, tile backsplash, & overlooks the family room with brick-facing gas-fireplace. There are 3 large bedrooms on this level including a primary with 3-piece ensuite, w/in closet and patio doors out to the deck. The lower is partially finished with 4th bedroom, bathroom r/i, storage, office & rec room area. Notable upgrades include: roof (2021); t/p windows; insulation/siding; A/C; furnace; garage with heat, panel & 220v.

Listing Presented By:



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