

## \$299,000 - 6340 34a Avenue, Edmonton

MLS® #E4458781

**\$299,000**

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 w/pool 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          | \$299,000     |
| 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 | 20                   |
| 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 October 8th, 2025 at 1:47pm MDT