

\$146,900 - 112 6103 35a Avenue, Edmonton

MLS® #E4425659

\$146,900

2 Bedroom, 1.50 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

PRIME INVESTMENT! 11+ year Elderly tenant wants to stay and is currently paying \$1,250/month. This two-storey 1,017 sq.ft. 2 bedroom, 1.5 bathroom south-facing unit is like a basement-less townhome but **INCLUDES HEAT & WATER** in the condo fees. The property is quite original, but the tenant has lovingly treated it as their home. The main floor has a spacious living room, dining area, larger kitchen, and half bathroom. The second floor has a huge primary bedroom, large second bedroom, full bathroom, and a 52 sq.ft. in-suite storage room. There is a second entrance into the hallway to the shared laundry, and it is a quiet building. Nestled close to amenities, transit/LRT, and more, how can you ask for a better investment for your portfolio?

Built in 1978

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425659 |
| Price | \$146,900 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,017 |
| Acres | 0.00 |



| | |
|------------|-----------------------|
| Year Built | 1978 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 112 6103 35a Avenue |
| Area | Edmonton |
| Subdivision | Hillview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 1G7 |

Amenities

| | |
|-----------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating | Baseboard, Water |
| # of Stories | 4 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 46 |

| | |
|-----------|---------|
| 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 April 29th, 2025 at 5:32pm MDT