# \$474,900 - 3436 Hill View Crescent, Edmonton

MLS® #E4430758

#### \$474,900

6 Bedroom, 2.50 Bathroom, 2,200 sqft Single Family on 0.00 Acres

Hillview, Edmonton, AB

Exceptional Family Home in Hillview! This gorgeous, Ace Lang-built 5-level split has so much to offerâ€"6 full bedrooms, 2.5 bathrooms, & over 2,200 sq. ft. of finished living space! Situated in a quiet cul-de-sac on a generous pie lot, it's adjacent to Charles B. Hill Park & just steps away from Hillview School & playground. The main floor features a large foyer, a front living room with an attached dining room, & a spacious kitchen that overlooks the backyard garden & lower family room with a cozy wood-burning fireplace. Also on the main level: a large office or optional bedroom, laundry area, & a powder room. Upstairs, the primary suite includes a 3-piece ensuite & a walk-in closet. You'II also find two oversized bedrooms & a huge 5-piece main bathroom. The lower levels offer two additional bedrooms & plenty of storage, including both dry & cold storage rooms. Located close to Mill Woods Town Centre & new LRT line, make commuting a breeze. Convenient access to schools for all ages & the rec centre.

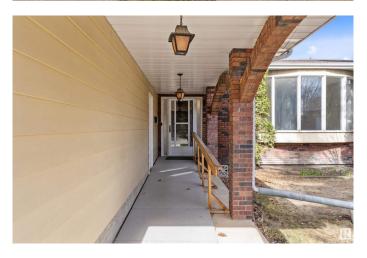


## **Essential Information**

MLS® # E4430758 Price \$474,900







Bedrooms 6

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,200

Acres 0.00

Year Built 1978

Type Single Family

Sub-Type Detached Single Family

Style 5 Level Split

Status Active

## **Community Information**

Address 3436 Hill View Crescent

Area Edmonton

Subdivision Hillview

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 1P5

#### **Amenities**

Amenities Hot Water Natural Gas, Patio, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Brick, Metal

Exterior Features Cul-De-Sac, Environmental Reserve, Fenced, Golf Nearby, Landscaped,

Park/Reserve, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Metal

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 14th, 2025

Days on Market 6

Zoning Zone 29

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