\$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.

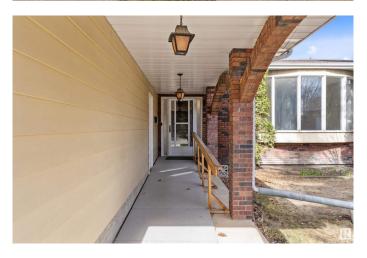


Essential Information

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 5

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 April 19th, 2025 at 1:47pm MDT