

\$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 offer! 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'll 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.

Built in 1978

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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Listing information last updated on April 20th, 2025 at 1:47pm MDT