

Courtesy Of Thomas B Scott Of RE/MAX River City

# \$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

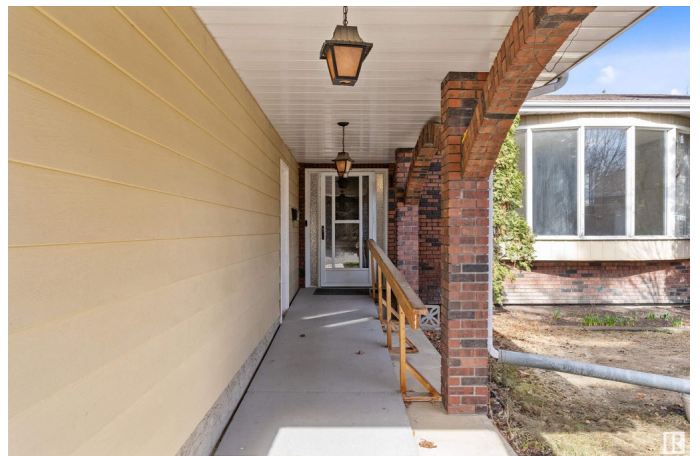
Hillview, Edmonton, AB

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 | 8                |
| Zoning         | Zone 29          |

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Listing information last updated on April 22nd, 2025 at 12:17pm MDT