

## \$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

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 20th, 2025 at 7:32am MDT