

\$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	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 9:47am MDT