

## \$234,900 - 5363 Hill View Crescent, Edmonton

MLS® #E4446884

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,221 sqft

Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this bright, open, and spacious townhouse - a fantastic opportunity for investors or first time homebuyers. Ideally located in a central neighborhood, this home is just minutes from schools, shopping and Grey Nuns Hospital, offering convenience and comfort in one package. Featuring three generously sized bedrooms, beautiful stone facing fireplace, open floor plan and filled with an abundance of natural light throughout. The partially finished basement provides endless possibilities whether you need a home office, gym or just extra living space. Two outdoor energized parking stalls are provided and you will love your proximity to many amenities. A fantastic opportunity to enjoy this value packed property in a highly sought-after location!!!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446884  |
| Price          | \$234,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,221     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5363 Hill View Crescent |
| Area        | Edmonton                |
| Subdivision | Hillview                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6L 1V9                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Detectors Smoke, Parking-Visitor |
| Parking   | 2 Outdoor Stalls                                    |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Masonry, Stone Facing  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 29 |
| Condo Fee      | \$339   |

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Listing information last updated on July 11th, 2025 at 9:48am MDT