# \$239,500 - 5345 Hill View Crescent, Edmonton

MLS® #E4452890

## \$239,500

3 Bedroom, 1.50 Bathroom, 1,134 sqft Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Estate sale from original owner in Amberwood, a well-maintained complex in desirable Hillview with a quiet, affordable location and your own private fenced backyard. This 3-bedroom, 1.5-bath townhouse features vaulted ceilings, large front and back windows for natural light, a stone-faced fireplace, and a convenient 2-piece powder room. Upstairs, the oversized primary bedroom offers vaulted ceilings, double closets, and sunny south-facing windows, plus two more bedrooms and a full bath. The near-original décor is a blank canvas for your personal touch. Enjoy the covered patio off the kitchen leading to a sunny backyard with mature trees. Five brand-new Frigidaire appliances included. The undeveloped basement is ready for your plans. Two electrified parking stalls plus extra street parking out front.

Built in 1979

Price

## **Essential Information**

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\$239,500

Bedrooms 3

Bathrooms 1.50

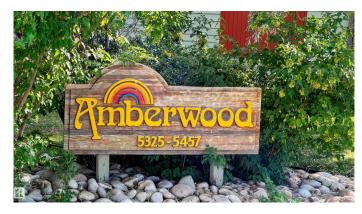
Full Baths 1

Half Baths 1

Square Footage 1,134







Acres 0.00 Year Built 1979

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 5345 Hill View Crescent

Area Edmonton
Subdivision Hillview
City Edmonton
County ALBERTA

Province AB

Postal Code T6L 1V9

## **Amenities**

Amenities See Remarks
Parking 2 Outdoor Stalls

## Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, See

Remarks

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 14th, 2025

Days on Market

Zoning Zone 29

Condo Fee \$381

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