

## \$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
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Days on Market	3
Zoning	Zone 29
Condo Fee	\$339

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