

Courtesy Of Mark Drebert Of 2% Realty Pro

## \$274,900 - 5327 Hill View Crescent, Edmonton

MLS® #E4425272

**\$274,900**

3 Bedroom, 1.50 Bathroom, 1,258 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this immaculate and stunning 2-storey townhouse in the family-friendly community of Hillview. Step inside and marvel at the vaulted ceilings, engineered hardwood flooring, and gorgeous, spacious living room. The kitchen is clean, modern and bright with plenty of additional dining space. There are 3 bedrooms on the second floor, including a remarkable primary bedroom that boasts additional vaulted ceilings, loads of closet space, and remote control blinds. In the basement you will find more family rec space, laundry, a storage room, and a den that could easily be converted to a 4th bedroom. This is a pet-friendly unit with a small fenced yard for dog lovers, and springtime will expose the flower bushes and perennials to add color and joy to your home. Includes two assigned parking spaces with room for added guest parking on the street. Upgrades also include a Reverse Osmosis filtration system and water softener. Walking distance from schools, shopping, and hospital. This is a truly rare find.

Built in 1979

### Essential Information

MLS® #	E4425272
Price	\$274,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5327 Hill View Crescent
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1V9

### **Amenities**

Amenities	On Street Parking, Patio, Storage-In-Suite
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 12th, 2025
Days on Market	1
Zoning	Zone 29
Condo Fee	\$381

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