# \$254,900 - 5419 Hill View Crescent, Edmonton

MLS® #E4449540

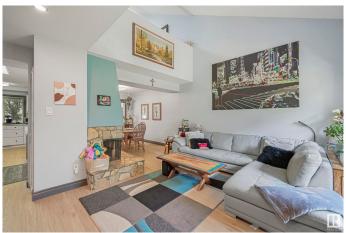
#### \$254,900

3 Bedroom, 1.50 Bathroom, 1,206 sqft Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this charming 2-storey END UNIT OPEN-TO-BELOW townhome in the established community of Hillview! Offering 1,206 sq ft of living space, the main floor features a wood-burning fireplace, a bright living and dining area, an updated white kitchen with quartz counters, and a convenient 2-piece bath. Upstairs, all 3 bedroomsâ€"including a spacious primaryâ€"boast vaulted ceilings, with a full 4-piece bath completing the upper level. The partially finished basement offers a great rec space, laundry area, and plenty of storage. Step outside to your private WEST-FACING backyard oasis with mature trees and a garden retreat. New dishwasher & fridge (2025), Daiken 2 stage furnace (2022), HWT (2024), Vanity & toilet (2023). Includes 2 powered surface parking stalls and is located in a well-maintained complex close to schools, parks, shopping, public transit, and major routes like Whitemud Drive and 50th Street. A perfect blend of comfort, charm, and convenience!







Built in 1979

# **Essential Information**

MLS® # E4449540 Price \$254,900 Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,206

Acres 0.00

Year Built 1979

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 5419 Hill View Crescent

Area Edmonton

Subdivision Hillview

City Edmonton

County ALBERTA

Province AB

Postal Code T6L 1V9

#### **Amenities**

Amenities Patio, Vaulted Ceiling, See Remarks

Parking Spaces 2

Parking 2 Outdoor Stalls

#### Interior

Appliances Dishwasher-Built-In, Freezer, Microwave Hood Fan, Oven-Built-In,

Refrigerator, Stacked Washer/Dryer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Hillview School

Middle Edith Rogers School
High W.P. Wagner School

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 2

Zoning Zone 29

Condo Fee \$376

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 July 26th, 2025 at 9:47am MDT