

## \$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

Bright & Spacious 3-Bedroom Townhouse in Hillview â€” Spotlessly clean and offers over 1100 sq ft of living space in the desirable Amberwood complex of Hillviewâ€”a quiet, well-maintained community with affordable condo fees. Enjoy the option to walks to schools, daycare, shopping, the Grey Nuns Hospital, and the Valley Line LRT. The main level features soaring vaulted ceilings, a cozy stone-faced fireplace, and large front and back windows that fill the home with natural light. The kitchen offers direct access to a covered patio and private fenced backyard with mature treesâ€”perfect for relaxing or entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, the oversized primary suite boasts vaulted ceilings, double closets, and sunny south-facing windows. Two additional bedrooms and a full bath provide plenty of space for family or guests. FIVE BRAND NEW FRIGIDAIRE APPLIANCES INCLUDED

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452890  |
| Price     | \$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                11  
Zoning                              Zone 29  
Condo Fee                        \$381

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