

## \$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                5  
Zoning                              Zone 29  
Condo Fee                        \$381

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