

# \$389,000 - 3541 Hill View Crescent, Edmonton

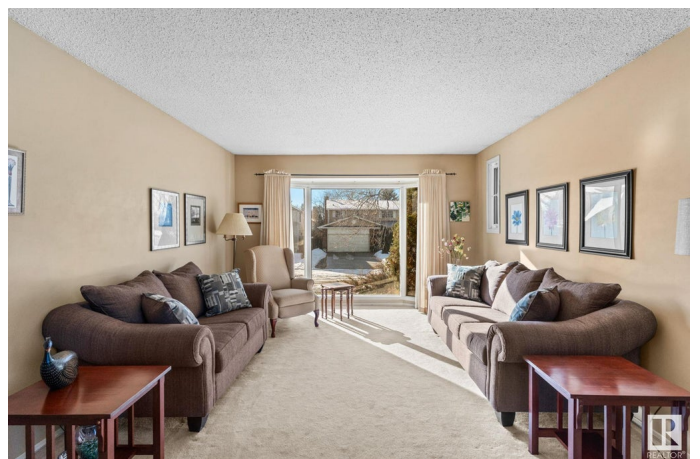
MLS® #E4424055

**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,466 sqft  
Single Family on 0.00 Acres

Hillview, Edmonton, AB

Nestled on a quiet cul-de-sac in the family-friendly community of Hillview, this bungalow is brimming with opportunity! Whether you're an investor, a renovator, or a homeowner looking to bring your vision to life, this home is the perfect canvas. Step inside to find a bright, open-concept living & dining area, offering plenty of space to gather & entertain. The large kitchen is ready to be transformed into the heart of the home—whether you're baking the perfect batch of cookies or preparing a feast for family & friends, culinary creativity awaits! With 3 spacious bedrooms, including a primary suite with a private 3-piece ensuite, there's plenty of room to grow. A sunken family room with sliding doors leads to the generously sized backyard, offering space for outdoor fun for the kids, gardening, or the perfect spot to relax. The large, untouched basement is a blank slate—ideal for extra living space, a home gym, office & more. Incredible location within walking distance to schools, green space & more.



Built in 1978

## Essential Information

MLS® #	E4424055
Price	\$389,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,466
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3541 Hill View Crescent
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1P4

### **Amenities**

Amenities	Patio, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hillview
Middle	Edith Rogers
High	W.P Wager / Holy Trinity

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	8
Zoning	Zone 29

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Listing information last updated on March 13th, 2025 at 8:32pm MDT