

\$325,000 - 3630 Hillview Crescent, Edmonton

MLS® #E4445403

\$325,000

4 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Charming half-duplex bungalow backing onto greenspace and within walking distance to schools, parks and the beautiful Mill Creek nature trails. 929 square foot (plus full, finished basement) home with NO CONDO FEES! On the main level: bright living room with large southeast facing windows, spacious kitchen with dining area, 3 bedrooms and 4-piece main bathroom. In the basement: 4th bedroom, 3-piece bathroom, family room and laundry room. Fully fenced back yard with deck, two storage shed, fire pit. Extra large driveway with plenty of space for an RV and vehicles. Great location near some fantastic amenities including South Edmonton Common, Grey Nuns Hospital, Mill Woods Golf Course and Jackie Parker Park. Donâ€™t miss this opportunity!

Built in 1978

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445403 |
| Price | \$325,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 926 |
| Acres | 0.00 |
| Year Built | 1978 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 3630 Hillview Crescent |
| Area | Edmonton |
| Subdivision | Hillview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 1C4 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows |
| Parking | Front Drive Access, Parking Pad Cement/Paved, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 14 |

Zoning

Zone 29

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Listing information last updated on July 16th, 2025 at 4:32pm MDT