

## \$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	10

## Zoning

## Zone 29

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