

## \$254,900 - 5419 Hill View Crescent, Edmonton

MLS® #E4449540

**\$254,900**

3 Bedroom, 1.50 Bathroom, 1,206 sqft  
Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this charming 2-storey END UNIT OPEN-TO-BELOW townhome in the established community of Hillview! Offering 1,206 sq ft of living space, the main floor features a wood-burning fireplace, a bright living and dining area, an updated white kitchen with quartz counters, and a convenient 2-piece bath. Upstairs, all 3 bedrooms—including a spacious primary—boast vaulted ceilings, with a full 4-piece bath completing the upper level. The partially finished basement offers a great rec space, laundry area, and plenty of storage. Step outside to your private WEST-FACING backyard oasis with mature trees and a garden retreat. New dishwasher & fridge (2025), Daiken 2 stage furnace (2022), HWT (2024), Vanity & toilet (2023). Includes 2 powered surface parking stalls and is located in a well-maintained complex close to schools, parks, shopping, public transit, and major routes like Whitemud Drive and 50th Street. A perfect blend of comfort, charm, and convenience!

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449540  |
| Price  | \$254,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5419 Hill View Crescent |
| Area        | Edmonton                |
| Subdivision | Hillview                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6L 1V9                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Patio, Vaulted Ceiling, See Remarks |
| Parking Spaces | 2                                   |
| Parking        | 2 Outdoor Stalls                    |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Freezer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Fireplace    | Yes                                                                                                                   |
| Fireplaces   | Stone Facing                                                                                                          |
| Stories      | 3                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Partially Finished                                                                                              |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Hillview School     |
| Middle     | Edith Rogers School |
| High       | W.P. Wagner School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 29         |
| Condo Fee      | \$376           |

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Listing information last updated on August 2nd, 2025 at 11:47pm MDT