

# \$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

Estate sale! Owner occupied for 43 years in Amberwood, a well-maintained complex in desirable Hillview with a quiet, affordable location and your own private fenced backyard. This 3-bedroom, 1.5-bath townhouse features vaulted ceilings, large front and back windows for natural light, a stone-faced fireplace, and a convenient 2-piece powder room. Upstairs, the oversized primary bedroom offers vaulted ceilings, double closets, and sunny south-facing windows, plus two more bedrooms and a full bath. The near-original décor is a blank canvas for your personal touch. Enjoy the covered patio off the kitchen leading to a sunny backyard with mature trees. Five brand-new Frigidaire appliances included. The undeveloped basement is ready for your plans. Two electrified parking stalls plus extra street parking out front.

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	2
Zoning	Zone 29
Condo Fee	\$381

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