

## \$209,000 - 5345 Hill View Crescent, Edmonton

MLS® #E4459659

**\$209,000**

3 Bedroom, 1.50 Bathroom, 1,134 sqft  
Condo / Townhouse on 0.00 Acres

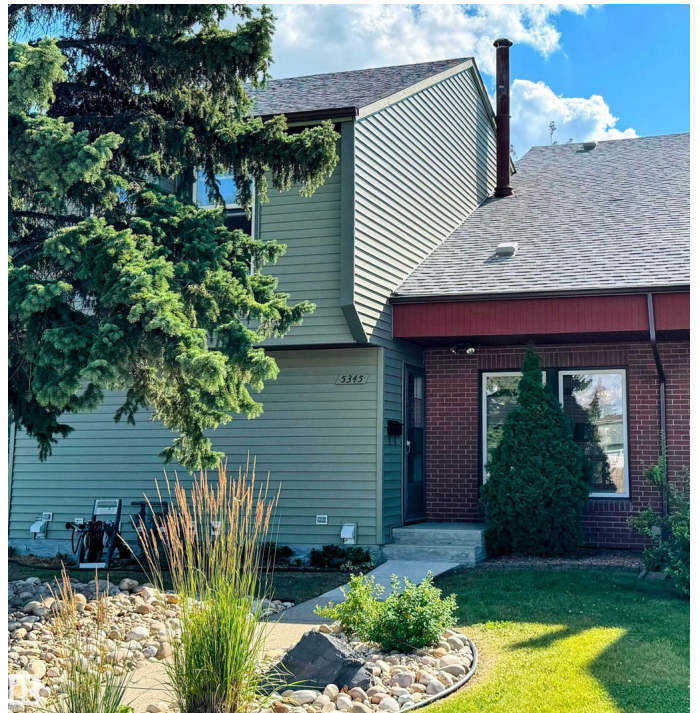
Hillview, Edmonton, AB

PERFECT FOR THE INVESTER OR FIRST TIME BUYER. Bright & Spacious 3-Bedroom Townhouse in Hillview â€” Spotlessly clean and offers over 1100 sq ft of living space in the desirable Amberwood complex of Hillviewâ€”a quiet, well-maintained community with affordable condo fees. FIVE BRAND NEW FRIGIDAIRE APPLIANCES INCLUDED. Enjoy the option to walks to schools, daycare, shopping, the Grey Nuns Hospital, and the Valley Line LRT. The main level features soaring vaulted ceilings, a cozy stone-faced fireplace, and large front and back windows that fill the home with natural light. The kitchen offers direct access to a covered patio and private fenced backyard with mature treesâ€”perfect for relaxing or entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, the oversized primary suite boasts vaulted ceilings, double closets, and sunny south-facing windows. Two additional bedrooms and a full bath provide plenty of space for family or guests.

Built in 1979

### Essential Information

MLS® #	E4459659
Price	\$209,000
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	September 26th, 2025
Days on Market	3
Zoning	Zone 29
Condo Fee	\$381

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 29th, 2025 at 8:47pm MDT