



## Edmonton Alberta

\$254,900

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! (id:6769)

Recreation room 4.68 m X 3.67 m

Living room 3.47 m X 3.37 m

Dining room 3.23 m X 3.1 m

Kitchen 5.34 m X 2.51 m

Primary Bedroom 5.95 m X 3.26 m

Bedroom 2 3.1 m X 2.53 m

Bedroom 3 2.79 m X 2.52 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net