



## 5207 HILL VIEW Crescent Edmonton AB

\$489,900

Beautiful Ace Lange bungalow in popular Hillview.. this 1800 sqft home with mostly finished basement is sure to impress! The main floor features a formal living & dining room, kitchen with breakfast nook, family room with gas f/p, a large primary suite with full ensuite, 2 more bedrooms & another full bathroom. The mostly finished basement offers a second kitchen, living room (2nd gas f/p), bedroom, 3 piece bath, potential for another bedroom & a huge storage room. Many cosmetic improvements including luxury vinyl plank flooring, updated kitchen & bathrooms, paint, trim, finishes & fixtures. The back door offers potential to have independent access to the basement, a second laundry rough exists on the main (in the garage entry closet). All above grade windows are triple pain vinyl - 2008, shingles 2014, furnace (approx.) 2009, oversized hot water tank 2017, deck boards 2019. Large lot offering a beautiful urban oasis including, covered deck, stone work, extensive landscaping & raised garden boxes

Listing Presented By:



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