

## \$2,100,000 - 512 Hillcrest Point, Edmonton

MLS® #E4432249

**\$2,100,000**

4 Bedroom, 3.50 Bathroom, 3,909 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Welcome to one of west Edmonton's best-kept secrets—nestled in a quiet cul-de-sac and just steps from the River Valley trail system, this custom-built home offers nearly 4,000 sq ft of refined living in a location that's second to none. Enjoy daily access to nature with SCENIC TRAILS, LUSH GREEN SPACE, and peaceful surroundings, all while being minutes from top schools, shopping, restaurants, and major commuter routes. This rare combination of PRIVACY, LUXURY, and connectivity defines a lifestyle that's hard to find and even harder to leave. Inside, the home is designed with families and entertaining in mind, featuring high-end finishes and generous space throughout. Whether you're hosting, relaxing, or heading out to explore the valley, this location supports the best of city living—quiet, connected, and close to it all. Lightly lived in, this home maintains new SHOW HOME SPARKLE, no disappointments when viewing this fine home, put our assertions to the test.

Built in 2014

### Essential Information

MLS® # E4432249

Price \$2,100,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,909
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	512 Hillcrest Point
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4K8

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Projector, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Double Sided, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Patricia Heights
Middle	Laurier Heights
High	Jasper Place High School

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	6
Zoning	Zone 22

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