

## \$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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Listing information last updated on April 29th, 2025 at 5:32am MDT