

# \$649,900 - 13 Hillview Close, Fort Saskatchewan

MLS® #E4432356

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

BEAUTIFULLY RENOVATED family home tucked away on a quiet cul-de-sac, backing onto peaceful greenspace and a walking path. Offering 2,744 sq/ft of finished living space, this 4 BED, 3.5 BATH home is filled w/ natural light and features a stunning, extensively renovated kitchen with custom cabinetry, quartz countertops & brand-new appliances. The living room includes a gas fireplace with an oak mantel. A spacious bonus room + fully finished basement provide added flexibility for family living. The OVERSIZE DOUBLE HEATED GARAGE is perfect for a workshop or extra storage. The primary bedroom is a luxurious retreat with a fully renovated ensuite w/ dual sing & custom tiled shower + a walk-in closet w/ custom built-in organizers. Updated landscaping with irrigation, plus a composite deck off the kitchenâ€™ideal for enjoying sunsets. ADDITIONAL UPGRADES: new lighting throughout, level 5 ceilings, new flooring/oak staircase, R-50 attic insulation, new roof (2024), & high-efficiency furnace (2020).

Built in 2006

## Essential Information

MLS® # E4432356

Price \$649,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Hillview Close
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0A1

### **Amenities**

Amenities	Closet Organizers, Deck, Insulation-Upgraded, See Remarks
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	Zone 62

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 April 28th, 2025 at 1:47pm MDT