

## **\$519,900 - 309 Jillings Crescent, Edmonton**

---

MLS® #E4445235

**\$519,900**

4 Bedroom, 2.50 Bathroom, 1,247 sqft

Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Location, Location, Location, situated on a quiet Cul De Sac backing onto a greenspace. A double attached garage. From the moment you set foot into this well maintained upgraded 4-bedroom split level home with nearly 2300 total sq ft of living space you will be impressed. Main floor & upper living areas with Vinyl Plank Flooring & Laminate floors, Ceramic Tile in the Country style Kitchen with dinette area. Back door to a Large Patio with Waterfall feature in this massive, fenced yard. Second family room down a few stairs off the kitchen with a 3-piece bathroom, laundry room & garage access. Upstairs you will find larger than average sized bedrooms, a 4-piece bathroom recently renovated. A primary bedroom large enough for a king bed and large furniture, his and her closets & its own custom finished 3-piece bathroom with dream shower. The bottom level is unspoiled awaiting your final touches. In a quiet family-oriented neighborhood with all the necessities within walking range, buses, schools, shopping.



Built in 1994

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4445235  |
| Price    | \$519,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,247                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309 Jillings Crescent |
| Area        | Edmonton              |
| Subdivision | Jackson Heights       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6L 6N1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel, Tile Surround                                                                                                       |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 29        |

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 August 5th, 2025 at 9:17pm MDT