

## \$74,900 - 5 Hillcrest Drive, Edmonton

MLS® #E4441270

**\$74,900**

2 Bedroom, 1.00 Bathroom, 1,045 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Bright mobile w/many updates! Large insulated & heated porch w/attached decorative shoe rack & door leading to 12'x12' covered deck. Open plan layout & great features like laminate flooring & ceilings enhanced w/wood trim & lighting in large living room. Kitchen upgrades incl. newer wood cabinets, counter tops, backsplash & fixtures. SS appliances incl. built-in microwave & fridge w/ ice/water in door. Built-in china cabinet/hutch in dining area. Master bdrm great size w/laminate flooring. Bthrm renovations incl. decorative bead board, new vanity, toilet & new tub/surround. Upgrades incl. HWT (2021), shingles (2018), furnace (2000), drywalled walls, double pane vinyl windows throughout, steel outer doors, vinyl siding, some new interior doors, some new light fixtures & some new plumbing. Washer/dryer included. large private yard partly fenced with 2 sheds. Side by side front parking. Don't wait to view! Quick possession available!

Built in 1979

### Essential Information

MLS® # E4441270

Price \$74,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,045                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5 Hillcrest Drive      |
| Area        | Edmonton               |
| Subdivision | Maple Ridge (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1J1                |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | Parking Pad Cement/Paved |
|---------|--------------------------|

### Interior

|            |   |
|------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating    | Forced Air-1, Natural Gas   |

### Exterior

|            |      |
|------------|------|
| Foundation | Wood |
|------------|------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 42        |

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Listing information last updated on June 15th, 2025 at 11:02pm MDT