

## \$429,900 - 274 Woodvale Road, Edmonton

MLS® #E4447575

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this well-kept Hillview home with beautiful landscaping front and back. The bright, spacious kitchen features crisp white cabinetry, ample counter space, and a handy island. The living room is warm and inviting with a large bay window. The dining area is perfect for family meals or gatherings. Enjoy newer vinyl windows throughout most of the home. On the main floor, youâ€™™ll find two bedrooms including the primary suite as well as a full bathroom. A spacious family room/rec room with two additional bedrooms, another full bath, and a laundry/utility room can be found in the basement. Outside, step into a garten oasis with trees, flower beds, and a large deck for relaxing in the sun or entertaining guests. The oversized double detached garage includes a gas hookup, plus thereâ€™™s space to park extra vehicles behind and even a large gated RV spot. Shingles were replaced in 2018; furnace in 2008. A great opportunity in a quiet, established neighbourhood close to Grey Nuns and steps to the LRT.

Built in 1978

### Essential Information

MLS® # E4447575

Price \$429,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	274 Woodvale Road
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1P6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hillview School
Middle	Edith Rogers School
High	W.P. Wagner School

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	4
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 July 18th, 2025 at 4:32pm MDT