

## \$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 | 2               |
| Zoning         | Zone 29         |

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Listing information last updated on July 16th, 2025 at 5:47am MDT