

## \$629,000 - 3307 Hilton Crescent, Edmonton

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MLS® #E4451574

**\$629,000**

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

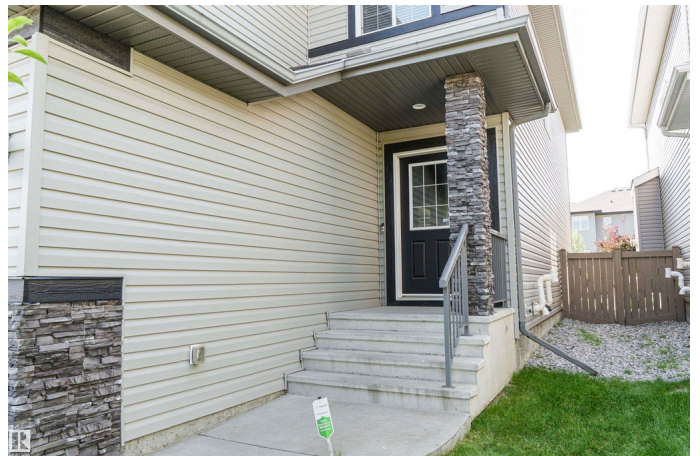
Welcome to The Hamptons â€” One of Edmontonâ€™s Most Desirable Communities! Proudly owned by the original owner, this well-maintained 2,100+ sq ft home offers space, comfort, and location all in one. The main floor features a spacious layout with a huge kitchen island, A cozy gas fireplace and a main floor powder room completes the space. Upstairs, youâ€™ll find 3 generous bedrooms and 2 full bathrooms, including a luxurious primary suite with a 3-way fireplace, 5-piece ensuite, and walk-in closet. A bright bonus room offers added flexibility for a home office, playroom, or lounge. The basement is unfinished, providing a blank canvas to create the space of your dreamsâ€”whether it's a home gym, theatre, or extra bedrooms. The home also features a double attached garage for secure parking and storage. Located within walking distance to top-rated schools, parks, and trails, and just minutes to Costco, Windermere, and all West Edmonton amenities, this is the perfect family home in an unbeatable location.

Built in 2014

### Essential Information

MLS® # E4451574

Price \$629,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3307 Hilton Crescent
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0N5

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Three Sided, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	August 7th, 2025
Zoning	Zone 58

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Listing information last updated on August 7th, 2025 at 4:32pm MDT