



Edmonton 29 Hillview
3708 65 ST NW

LP: \$599,900

SP:



ACTIVE

List ID #: E4287074 **Type:** Detached Single Family
DOM: 0 **Style:** 2 Storey
Rms Abv Gd: 10 **Year Blt:** 1978
Bedrms: **Above:** 4 **Ttl:** 6 **Basement:** Full
Baths: 4 / 0 **Bsmt Dev:** Fully Finished
Total Flr (SF): 2,610.38 **Total Flr (M):** 242.51

Exquisite, custom-built home in Hillview. This beautifully upgraded 2610 sq ft home offers a total of 6 bedrooms, 4 full baths & a gorgeous full-finished basement with 9ft ceilings, a second kitchen, large second LR with wood burning fireplace & it's own chimney, 2 bedrooms, 2 storage rooms & laundry - perfect for multi-family living. Extensive use of hardwood floors throughout the main, travertine tiles in all the bathrooms, newer kitchen, granite counter-tops throughout & main floor laundry. A stunning LR with a vaulted craftsman ceiling & skylight. The family room has the 2nd wood burning fireplace & leads to the 4-season sunroom that overlooks a beautifully treed backyard. Upstairs 4 bedrooms, the primary offering a low-maintenance balcony where you can enjoy your morning coffee. Large 30x22 attached garage, heated, insulated & drywalled. 2x6 construction & a highly efficient boiler system with several separate zones - certainly keeps the dust down. Hot tub, gazebo and shed included.

Directions:

Virtual Tour: <https://vimeo.com/694251391>

Brochure: <http://www.3708-65st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	3	0	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	1	0	0				Upper:		
Add Rms:	0	Finished Lvl:		3			Garage Dim:	30x22		AbGd:	242.51	2,610.38
Fpl:		Fpl Fuel:					Elem Schl:			Lowr:		
Fpl Type:							Jr High Schl:			BIGd:	110.15	1,185.65
Parking:	Double Garage Attached, Heated, Insulated, Over Sized							High Schl:		Total A.G.	242.51	2,610.38

Living Rm:	5.18x4.27	M	Primary Bdrm:	4.57x3.96	U	Bedroom	3.96x3.96	B
Dining Rm:	4.27x3.35	M	Bedrm 2:	3.35x3.05	U	Bedroom	3.66x3.05	B
Kitchen:	4.57x3.05	M	Bedrm 3:	3..5x3.05	U	Second Kitchen	3.05x2.74	B
Family Rm:	6.10x3.96	M	Bedrm 4:	3.66x3.05	U	Second Living Room	6.10x3.66	B
Den:			Sun Room	6.10x3.66	M			
Bonus Rm	6.10x3.66	B	Laundry Room	2.13x1.83	M			

Flooring: Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Hot Water
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Brick, Metal **Remodel:**
Site Infl: Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Ceiling 9 ft., Detectors Smoke, Gazebo, Hot Tub, No Smoking Home, Vaulted Ceiling

Goods Incl: Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum System Attachments, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: East **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M): **Lot Dimen:**
Frontage (M): **Lot Shape:** Rectangular
Depth (M): **Zoning:**
Conform: Real Property /Yr: 2005 **Front Expos:** East
Taxes: \$4,132.93 **Tax Yr:** 2021 **Local Improv:** /Yr: