

## \$698,800 - 318 Hilliard Close, Edmonton

MLS® #E4436929

**\$698,800**

4 Bedroom, 3.50 Bathroom, 2,152 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to the desired comm. of Hodgson in South Edmonton, situated at the END of a quiet CUL-DE-SAC & very private. This beautiful home c/w 4 bdrms, 3.5 baths, FULLY finished basement & the main flr features flex rm and a gorgeous open-concept main flr w/skylights in the fam rm. The kitchen offers exotic granite counters, undermount sink, tile backsplash, SS appls, WALKTHROUGH PANTRY, and an ISLAND w/EATING BAR! A family-sized dining & living rm is perfect for entertaining guests. Upstairs you'll FALL IN LOVE w/the LG BONUS RM—ideal as a sitting area or playrm and a KING-SIZED PRIMARY BDRM w/ensuite, HIS & HERS sinks, LG shower, & W/I closet. Two more good-sized bdrms & a full bath. Situated on a LG pie-shaped lot (6,610 sq.ft.), enjoy a fully fenced & landscaped yard w/LG DECK w/gas line for BBQ, & DBL oversized double attached GARAGE! Ideally located near parks, shopping, golf, rec center, U of A & all other amenities. STOP waiting, START living!

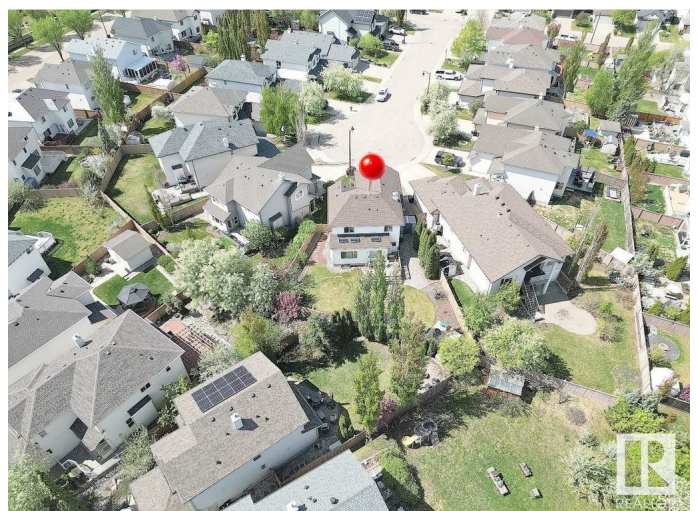
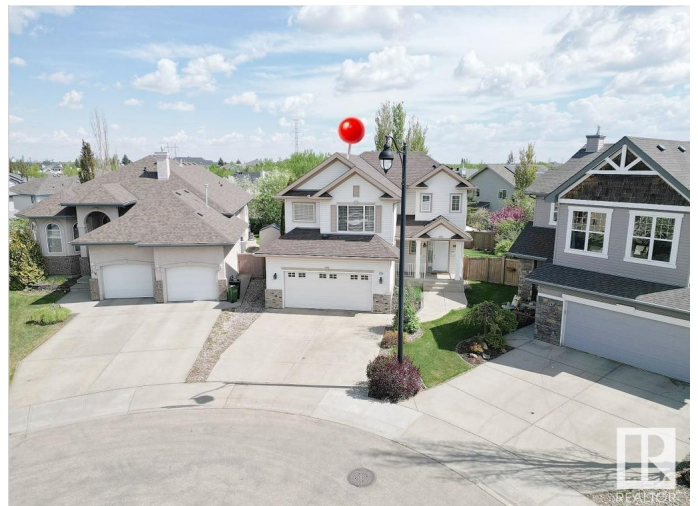
Built in 2004

### Essential Information

MLS® # E4436929

Price \$698,800

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,152
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	318 Hilliard Close
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3G4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	28'.2"x92'.5"
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on May 24th, 2025 at 10:47am MDT