

# \$649,900 - 13 Hillview Close, Fort Saskatchewan

MLS® #E4432356

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

BEAUTIFULLY RENOVATED family home tucked away on a quiet cul-de-sac, backing onto peaceful greenspace and a walking path. Offering 2,744 sq/ft of finished living space, this 4 BED, 3.5 BATH home is filled w/ natural light and features a stunning, extensively renovated kitchen with custom cabinetry, quartz countertops & brand-new appliances. The living room includes a gas fireplace with an oak mantel. A spacious bonus room + fully finished basement provide added flexibility for family living. The OVERSIZE DOUBLE HEATED GARAGE is perfect for a workshop or extra storage. The primary bedroom is a luxurious retreat with a fully renovated ensuite w/ dual sing & custom tiled shower + a walk-in closet w/ custom built-in organizers. Updated landscaping with irrigation, plus a composite deck off the kitchenâ€™ideal for enjoying sunsets. ADDITIONAL UPGRADES: new lighting throughout, level 5 ceilings, new flooring/oak staircase, R-50 attic insulation, new roof (2024), & high-efficiency furnace (2020).

Built in 2006

## Essential Information

MLS® # E4432356

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,925                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Hillview Close |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0A1           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Deck, Insulation-Upgraded, See Remarks |
| Parking   | Double Garage Attached, Heated, Over Sized                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 62          |

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Listing information last updated on April 30th, 2025 at 2:47pm MDT