

## \$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 |
| Days on Market | 28               |
| Zoning         | Zone 58          |

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Listing information last updated on September 4th, 2025 at 9:47am MDT