



**213 Hillvale Crescent  
Strathmore, Alberta**

**MLS # A2299215**



**\$379,900**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** n/a

Welcome to the wonderful community of Hillview. Located in a quiet crescent. This home features a single attached garage with a cute yard and is ready for its new family. Walking in you are welcomed by a generous size entrance featuring main floor laundry room and access to your attached garage. The main floor is open concept kitchen and living room with bright windows. The kitchen has a butcher block island, corner pantry and loads of cupboard and counter space. The living room is large and has access to your back yard. There is 2 great size bedrooms and a full 4 piece bath completing the main. The lower level is also complete. It features a large 3rd bedroom with 4 piece bath. The family/games room is massive for entertaining. There is lots of storage and room to grow in this home.