

\$429,900 - 274 Woodvale Road, Edmonton

MLS® #E4447575

\$429,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this well-kept Hillview home with beautiful landscaping front and back. The bright, spacious kitchen features crisp white cabinetry, ample counter space, and a handy island. The living room is warm and inviting with a large bay window. The dining area is perfect for family meals or gatherings. Enjoy newer vinyl windows throughout most of the home. On the main floor, youâ€™™ll find two bedrooms including the primary suite as well as a full bathroom. A spacious family room/rec room with two additional bedrooms, another full bath, and a laundry/utility room can be found in the basement. Outside, step into a garten oasis with trees, flower beds, and a large deck for relaxing in the sun or entertaining guests. The oversized double detached garage includes a gas hookup, plus thereâ€™™s space to park extra vehicles behind and even a large gated RV spot. Shingles were replaced in 2018; furnace in 2008. A great opportunity in a quiet, established neighbourhood close to Grey Nuns and steps to the LRT.

Built in 1978

Essential Information

MLS® # E4447575

Price \$429,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	274 Woodvale Road
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1P6

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access, RV Parking

Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Hillview School
Middle	Edith Rogers School
High	W.P. Wagner School

Additional Information

Date Listed	July 14th, 2025
Days on Market	8
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 22nd, 2025 at 4:32am MDT