

## \$639,000 - 310 Hilliard Close, Edmonton

MLS® #E4460774

**\$639,000**

4 Bedroom, 2.50 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Original owner home in prestigious Hodgson! Pride of Ownership! This 4 bedroom, 2.5 bath, 2-storey offers close to 3,000 sq. ft. of living space with hardwood throughout the main and upper levels. Features include a front veranda, gas fire place, large windows throughout, updated kitchen with maple cabinets, granite counters & stainless steel appliances, formal dining, bonus room, and a spacious primary suite with soaker tub & separate shower. The fully finished basement boasts 9'™ ceilings, large rec room, and 4th bedroom. Situated on a quiet cul-de-sac with a massive yard, steps from the ravine, pond, parks, schools & shopping.

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460774      |
| Price          | \$639,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,223         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 310 Hilliard Close |
| Area        | Edmonton           |
| Subdivision | Hodgson            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 3G4            |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                           |
| Fireplace         | Yes                                                                                 |
| Fireplaces        | Mantel                                                                              |
| Stories           | 3                                                                                   |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Finished                                                                      |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 13                |

## Zoning

## Zone 14

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Listing information last updated on October 16th, 2025 at 11:32am MDT