

Courtesy Of Kat Sieg Of Sable Realty

# **\$1,695,000 - 40a Valleyview Crescent, Edmonton**

MLS® #E4449158

**\$1,695,000**

4 Bedroom, 3.50 Bathroom, 2,474 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

A rare opportunity built by Crimson Cove Homes, in one of Edmonton's most prestigious areas just off Valleyview Drive! This nearly 2,500 sq ft 4 bed, 3.5 bath home sits on a 31.8x124' lot just steps from iconic River Valley views. Inside, 10' main floor ceilings create a grand feel, w/ dbl doors to your office & a stylish 2pc bath featuring marbled Dekton counters. The chef-inspired kitchen boasts local "Redl" cabinetry, Frigidaire Professional appliances incl. induction cooktop, oversized fridge/freezer, & butler's pantry w/Blanco sink. The dreamy primary suite offers vaulted ceilings, a "speakeasy" walk-in closet, & spa-like 5pc ensuite. Upstairs: 2 more large beds, 5pc bath & Electrolux laundry w/a sink. The finished basement adds a wet bar w/bev fridge + dishwasher, huge bedroom, & WIC. Extras: heated dbl garage, Hardie board, composite two-tiered deck, pot filler, triple-pane All Weather windows, Dekton/Silestone finishes, and a cozy fireplace. Landscaping is underway and is included in the price!

Built in 2024

## **Essential Information**

MLS® # E4449158

Price \$1,695,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,474
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	40a Valleyview Crescent
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5S6

### Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Wet Bar, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Wine/Beverage Cooler, Dishwasher-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl, Hardie Board Siding

Exterior Features        Back Lane, Golf Nearby, Landscaped, Public Transportation, Schools,  
Shopping Nearby, Treed Lot, See Remarks

Roof                            Asphalt Shingles

Construction              Wood, Vinyl, Hardie Board Siding

Foundation                Concrete Perimeter

**School Information**

High                         Jasper Place/Ross Sheppard

**Additional Information**

Date Listed                July 23rd, 2025

Days on Market        50

Zoning                      Zone 10

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