

\$1,650,000 - 44a Valleyview Crescent, Edmonton

MLS® #E4430098

\$1,650,000

4 Bedroom, 3.50 Bathroom, 2,350 sqft

Single Family on 0.00 Acres

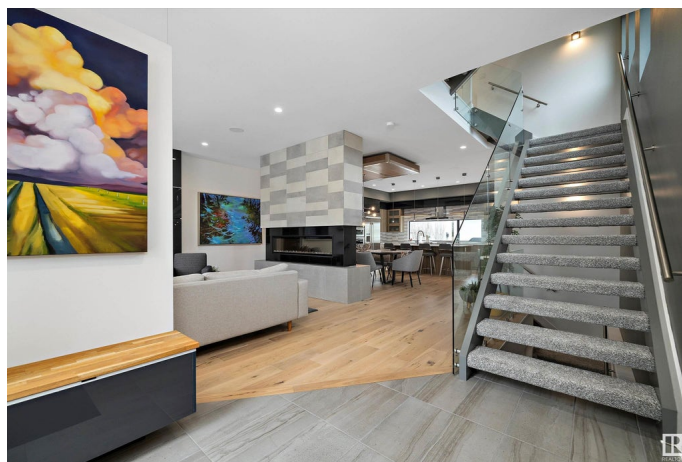
Parkview, Edmonton, AB

Experience modern luxury in the heart of Edmonton. Step into a masterpiece of contemporary design with this stunning in-fill home. Nestled in a mature and much sought after neighbourhood, this home offers the perfect blend of elegance, functionality and location. Boasting soaring ceilings, expansive windows and a layout that maximizes natural light. The gourmet kitchen features quartz countertops, a spacious island and top of the line Jen-Air stainless steel appliances. The primary bedroom includes a spa-like ensuite and walk-in closet while additional bedrooms offer ample space and convenience. The fully finished basement is perfect for entertaining, with a trendy wine room, additional bedroom, bathroom and versatile family room. The roof top patio is the perfect retreat with sweeping views of the river valley while the rear raised deck is an entertainment hub for family and friend get togethers.

Built in 2018

Essential Information

| | |
|------------|-------------|
| MLS® # | E4430098 |
| Price | \$1,650,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,350 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 44a Valleyview Crescent |
| Area | Edmonton |
| Subdivision | Parkview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 5S4 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 10 ft., Deck, Rooftop Deck/Patio |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Wine/Beverage Cooler |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Remote Control, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Ravine View, Schools |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 10 |



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Listing information last updated on April 18th, 2025 at 8:32pm MDT