

\$1,750,000 - 40a Valleyview Crescent, Edmonton

MLS® #E4417570

\$1,750,000

4 Bedroom, 3.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Discover this beautiful masterpiece of a home in the mature River Valley Community. Built by Crimson Cove Homes, this 3450 sqft home is fully finished on 3 levels and offers a glorious layout highlighted by a large living & dining area flooded with natural light from the massive windows. On the main level you'll find 10ft ceilings, a meticulously planned kitchen with an abundance of cabinets, gorgeous island, quartz counter tops and a top of the line stainless steel appliances package. Upgraded fixtures & hardwood floors while a den, powder room & separate entrance complete the main level. The upper level offers 9ft ceilings, primary bedroom w 5pc ensuite & his & her walk-in closet, 2 additional bedrooms each w/ designated closets and laundry for convenience. Through to the finished basement you will find 9ft ceilings, a bedroom, large Family room, bathroom & trendy bar and freezer. The double detached garage is fully finished. Great value for this home in one of the best neighborhoods in Edmonton.

Built in 2024

Essential Information

| | |
|----------|-------------|
| MLS® # | E4417570 |
| Price | \$1,750,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,396 |
| 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 | Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Freezer, Garage Control, Garage Opener, Garburator, 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 | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

Exterior Wood, Vinyl
Exterior Features Back Lane, Golf Nearby, P
Transportation, Ravine View,
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed January 10th, 2025
Days on Market 92
Zoning Zone 10



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 April 12th, 2025 at 9:32am MDT