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

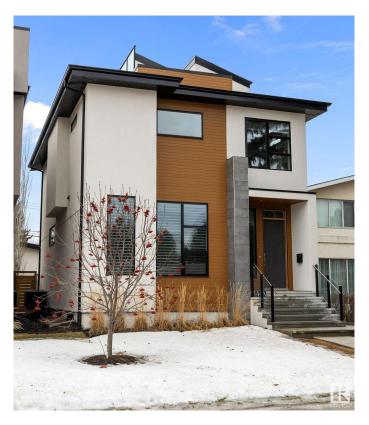
MLS® #E4430098

### \$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

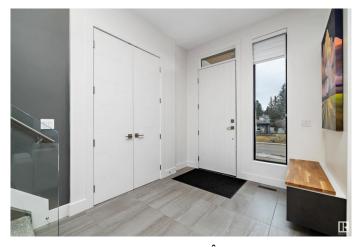
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 9th, 2025

Days on Market 20

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 29th, 2025 at 1:17pm MDT