

Courtesy Of Chris Broadhurst Of RE/MAX River City

# \$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

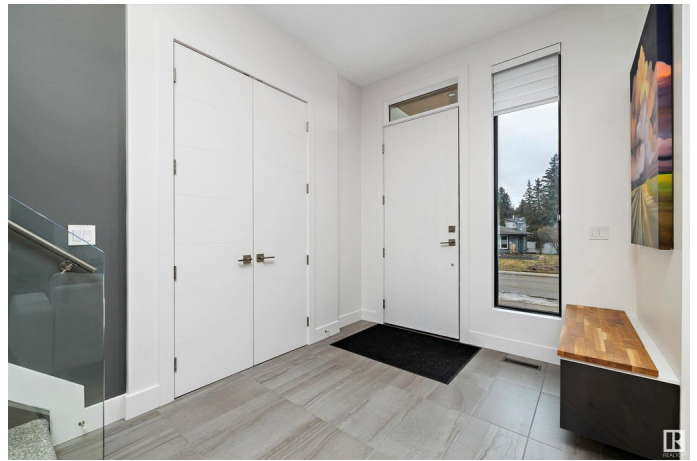
### **Exterior**

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 4  
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 13th, 2025 at 3:17am MDT