

\$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 | 97 |
| Zoning | Zone 10 |

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Listing information last updated on April 17th, 2025 at 9:17pm MDT