

# \$1,750,000 - 14346 Park Drive, Edmonton

MLS® #E4431881

**\$1,750,000**

4 Bedroom, 3.50 Bathroom, 2,659 sqft

Single Family on 0.00 Acres

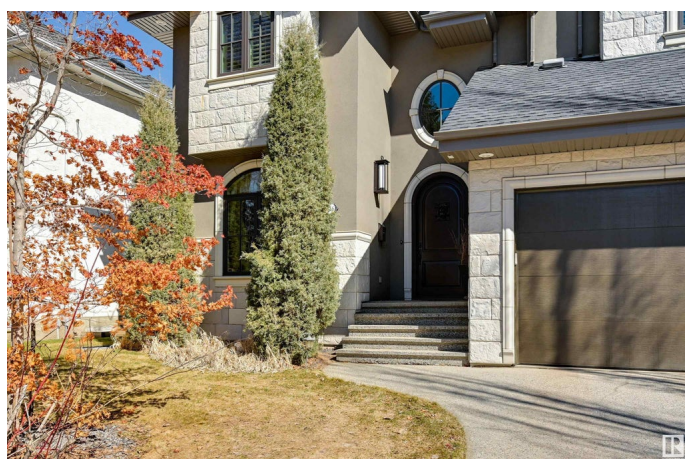
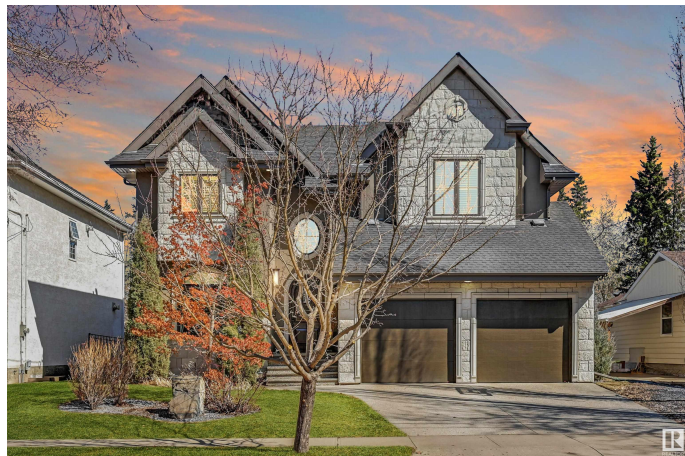
Parkview, Edmonton, AB

This beautiful Park Drive home nestled directly on the Mackenzie ravine and facing a serene park uniquely blends privacy, luxury, and lifestyle. It's a perfect address for discerning individuals seeking nature without sacrificing city access. The vaulted (18'6") coffered ceilings, cherry wood built-ins, and gas fireplace create an elegant living room. The open kitchen boasts granite counters, bright cabinetry, and high-end stainless-steel appliances. Enjoy the tranquil views of your private wooded ravine setting from the maintenance-free deck or flagstone patio. A formal dining room and large office/den complete the main level. Upstairs, the open spiral staircase leads to a vaulted (16.5') primary suite with dual closets and a spa-inspired 5-piece ensuite. Two more bedrooms and a full bath complete the upper floor. The finished basement offers a wet bar, media center, cork flooring, gas fireplace, guest room, bath, and laundry. This is a unique and premier address in Edmonton.

Built in 2007

## Essential Information

MLS® #	E4431881
Price	\$1,750,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,659
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14346 Park Drive
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5V2

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 20th, 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 24th, 2025 at 3:32pm MDT