

## \$3,500,000 - 3 Valleyview Crescent, Edmonton

MLS® #E4390784

**\$3,500,000**

3 Bedroom, 3.50 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Your best life begins with a home that inspires you. This private, resort-like paradise is an idyllic retreat for both relaxation and lavish gatherings. Designed by renowned Architect Don Bittorf known for his work on, UofA Faculty of Law Center and the Alberta Art Gallery to name a few. This post and beam hillside bungalow was extensively remodelled by Rescom, the #1 trusted name in Edmonton for opulent builds is the jewel of our city. Seamless indoor-outdoor living with features like cedar ceilings and exposed beams, expansive windows and sweeping pool views. Unwind in the hot tub, take a dip in the heated salt water pool, or lounge in the seating areas surrounded by majestic trees and meticulously designed landscaping. Every detail has been thoughtfully crafted with attention to detail, including a heated driveway, ensuring this home meets the highest standards of comfort and elegance. Immaculately kept property on Valleyview Cres, Edmonton's iconic neighbourhood. Quiet street with the finest of homes.

Built in 1958

### Essential Information

MLS® #	E4390784
Price	\$3,500,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,332
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3 Valleyview Crescent
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5S5

### Amenities

Amenities	Bar, Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Tub, Open Beam, Patio, Pool-Outdoor, Sauna; Swirlpool; Steam, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	4
Parking	Double Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler, Oven Built-In-Two, Pool Equipment, Projector, TV Wall Mount, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Masonry, Stone Facing
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood

Exterior Features      Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot

Roof                          Tar & Gravel

Construction              Wood

Foundation                Concrete Perimeter

**School Information**

Elementary                Abbott School K-6

Middle                      A. Blair McPherson K-9

High                        Academy @ King Edward 3-12

**Additional Information**

Date Listed                June 4th, 2024

Days on Market        377

Zoning                      Zone 10

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