

Courtesy Of Kat Sieg Of Sable Realty

## \$1,695,000 - 40a Valleyview Crescent, Edmonton

MLS® #E4449158

**\$1,695,000**

4 Bedroom, 3.50 Bathroom, 2,474 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

A rare opportunity built by Crimson Cove Homes, in one of Edmonton's most prestigious areas just off Valleyview Drive! This nearly 2,500 sq ft 4 bed, 3.5 bath home sits on a 31.8x124' lot just steps from iconic River Valley views. Inside, 10' main floor ceilings create a grand feel, w/ dbl doors to your office & a stylish 2pc bath featuring marbled Dekton counters. The chef-inspired kitchen boasts local "Redl" cabinetry, Frigidaire Professional appliances incl. induction cooktop, oversized fridge/freezer, & butler's pantry w/Blanco sink. The dreamy primary suite offers vaulted ceilings, a "speakeasy" walk-in closet, & spa-like 5pc ensuite. Upstairs: 2 more large beds, 5pc bath & Electrolux laundry w/a sink. The finished basement adds a wet bar w/bev fridge + dishwasher, huge bedroom, & WIC. Extras: heated dbl garage, Hardie board, composite two-tiered deck, pot filler, triple-pane All Weather windows, Dekton/Silestone finishes, and a cozy fireplace. Landscaping is underway and is included in the price!

Built in 2024

### Essential Information

MLS® # E4449158

Price \$1,695,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,474                  |
| 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 | On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Wet Bar, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, 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        | Insert                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |

Basement Full, Finished

## Exterior

Exterior Wood, Vinyl, Hardie Board Siding

Exterior Features Back Lane, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

## School Information

High Jasper Place/Ross Sheppard

## Additional Information

Date Listed July 23rd, 2025

Days on Market 13

Zoning Zone 10

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Listing information last updated on August 5th, 2025 at 10:47am MDT