# \$1,595,000 - 44a Valleyview Crescent, Edmonton

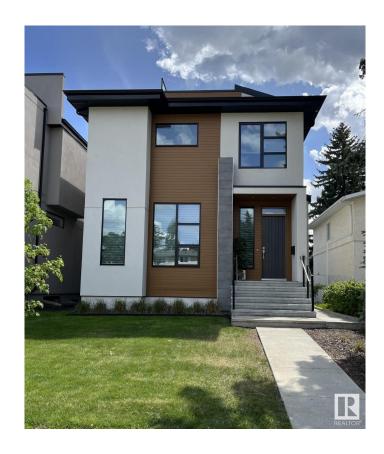
MLS® #E4430098

#### \$1,595,000

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 \$1,595,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths

2,350 Square Footage

Acres 0.00

Year Built 2018

Type Single Family

Sub-Type **Detached Single Family** 

Style 2 Storey

Active Status

# **Community Information**

44a Valleyview Crescent Address

Area Edmonton Subdivision **Parkview** City Edmonton **ALBERTA** County

**Province** AB

T5R 5S4 Postal Code

### **Amenities**

**Amenities** Ceiling 10 ft., Deck, Rooftop

**Parking Spaces** 2

**Double Garage Detached Parking** 

#### Interior

Interior Features ensuite bathroom

**Appliances** Air Conditioning-Central, Al

Dryer, Garage Control, Ga

Attachments, Washer, Wine/Beverage Cooler

Forced Air-1, In Floor Heat System, Natural Gas Heating

Fireplace Yes

Double Sided, Remote Control, Stone Facing **Fireplaces** 

**Stories** 3

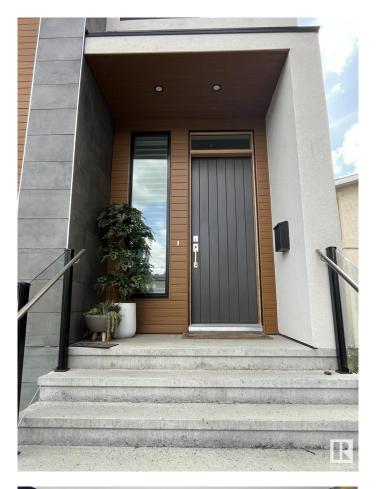
Has Basement Yes

Full, Finished Basement

## **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 99

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 July 17th, 2025 at 6:48pm MDT