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 Edmontonâ€™s most prestigious areas just off Valleyview Drive! This nearly 2,500 sq ft 4 bed, 3.5 bath home sits on a 31.8x124â€™ 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, & butlerâ€™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	22
Zoning	Zone 10

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