

\$1,750,000 - 40a Valleyview Crescent, Edmonton

MLS® #E4417570

\$1,750,000

4 Bedroom, 3.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Discover this beautiful masterpiece of a home in the mature River Valley Community. Built by Crimson Cove Homes, this 3450 sqft home is fully finished on 3 levels and offers a glorious layout highlighted by a large living & dining area flooded with natural light from the massive windows. On the main level you'll find 10ft ceilings, a meticulously planned kitchen with an abundance of cabinets, gorgeous island, quartz counter tops and a top of the line stainless steel appliances package. Upgraded fixtures & hardwood floors while a den, powder room & separate entrance complete the main level. The upper level offers 9ft ceilings, primary bedroom w 5pc ensuite & his & her walk-in closet, 2 additional bedrooms each w/ designated closets and laundry for convenience. Through to the finished basement you will find 9ft ceilings, a bedroom, large Family room, bathroom & trendy bar and freezer. The double detached garage is fully finished. Great value for this home in one of the best neighborhoods in Edmonton.

Built in 2024

Essential Information

MLS® #	E4417570
Price	\$1,750,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,396
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	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Control, Garage Opener, Garburator, 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	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, P Transportation, Ravine View,
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



Additional Information

Date Listed	January 10th, 2025
Days on Market	98
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 18th, 2025 at 4:47pm MDT