

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

MLS® #E4417570

**\$1,750,000**

4 Bedroom, 3.50 Bathroom, 2,488 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 | 2,488                  |
| 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, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 108                |
| Zoning         | Zone 10            |

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Listing information last updated on April 28th, 2025 at 2:17pm MDT