\$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 | 1 |
|----------------|------------------------|
| Square Footage | 2,350 |
| Acres | 0.00 |
| Year Built | 2018 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 44a Valleyview Crescent |
|-------------|-------------------------|
| Area | Edmonton |
| Subdivision | Parkview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 5S4 |

Amenities

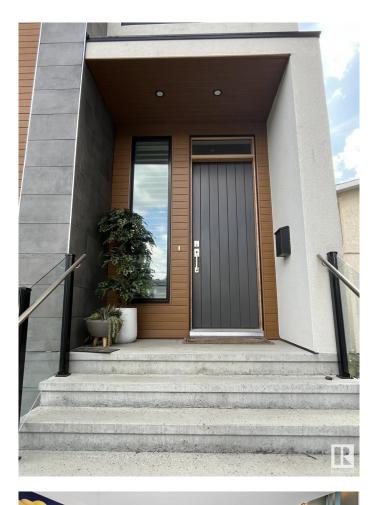
| Amenities | Ceiling 10 ft., Deck, Rooftop |
|----------------|-------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| Interior | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Al Dryer, Garage Control, Ga Oven-Microwave, Refrigerator, Stove-Countertop Cas, Vacuum System Attachments, Washer, Wine/Beverage Cooler |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Remote Control, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

ExteriorWood, StuccoExterior FeaturesBack Lane, Fenced, Ravine View, Schools



| Roof | Asphalt Shingles |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 9th, 2025 |
|----------------|-----------------|
| Days on Market | 118 |
| 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 August 5th, 2025 at 7:48am MDT