

\$1,645,000 - 40a Valleyview Crescent, Edmonton

MLS® #E4458802

\$1,645,000

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 Edmonton's most prestigious areas just off Valleyview Drive! This nearly 2,500 sqft 4 bed, 3.5 bath home is 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, induction cooktop, oversized fridge/freezer, & butler'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 exterior, fully landscaped (fence is included), composite 2-tiered deck, pot filler, triple-pane All Weather windows, Dekton/Silestone finishes, and a cozy fireplace. Parkview is calling!

Built in 2024

Essential Information

MLS® #	E4458802
Price	\$1,645,000
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
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Additional Information

Date Listed	September 20th, 2025
Days on Market	62
Zoning	Zone 10

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