

## \$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	101
Zoning	Zone 10



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