

## \$3,500,000 - 3 Valleyview Crescent, Edmonton

MLS® #E4390784

**\$3,500,000**

3 Bedroom, 3.50 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Your best life begins with a home that inspires you. This private, resort-like paradise is an idyllic retreat for both relaxation and lavish gatherings. Designed by renowned Architect Don Bittorf known for his work on, UofA Faculty of Law Center and the Alberta Art Gallery to name a few. This post and beam hillside bungalow was extensively remodelled by Rescom, the #1 trusted name in Edmonton for opulent builds is the jewel of our city. Seamless indoor-outdoor living with features like cedar ceilings and exposed beams, expansive windows and sweeping pool views. Unwind in the hot tub, take a dip in the heated salt water pool, or lounge in the seating areas surrounded by majestic trees and meticulously designed landscaping. Every detail has been thoughtfully crafted with attention to detail, including a heated driveway, ensuring this home meets the highest standards of comfort and elegance. Immaculately kept property on Valleyview Cres, Edmonton's iconic neighbourhood. Quiet street with the finest of homes.

Built in 1958

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4390784    |
| Price  | \$3,500,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,332                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3 Valleyview Crescent |
| Area        | Edmonton              |
| Subdivision | Parkview              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5S5               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bar, Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Tub, Open Beam, Patio, Pool-Outdoor, Sauna; Swirlpool; Steam, Walkout Basement, Wet Bar, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| Has Pool       | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler, Oven Built-In-Two, Pool Equipment, Projector, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Masonry, Stone Facing  |
| Stories           | 2  |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot |
|-------------------|--|

|      |              |
|------|--------------|
| Roof | Tar & Gravel |
|------|--------------|

|              |      |
|--------------|------|
| Construction | Wood |
|--------------|------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                   |
|------------|-------------------|
| Elementary | Abbott School K-6 |
|------------|-------------------|

|        |                        |
|--------|------------------------|
| Middle | A. Blair McPherson K-9 |
|--------|------------------------|

|      |                            |
|------|----------------------------|
| High | Academy @ King Edward 3-12 |
|------|----------------------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2024 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 317 |
|----------------|-----|

|        |         |
|--------|---------|
| Zoning | Zone 10 |
|--------|---------|

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