

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

MLS® #E4445476

**\$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 the UofA Faculty of Law Center and the Alberta Art Gallery, this post and beam hillside bungalow, extensively remodelled by Rescom, Edmonton’s #1 name in opulent builds, is truly the jewel of our city. Enjoy seamless indoor-outdoor living with cedar ceilings, exposed beams, expansive windows, and sweeping pool views. Unwind in the hot tub, swim in the heated saltwater pool, or relax in the outdoor seating areas surrounded by mature trees and meticulously landscaping. Every detail has been carefully considered, including a heated driveway, ensuring this home meets the highest standards of comfort and elegance. Immaculately kept property on Valleyview Crescent, one of Edmonton's most iconic and prestigious streets. Quiet location among the city’s finest homes.

Built in 1958

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4445476    |
| 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    | July 3rd, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 10        |

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