

Courtesy Of Ali Shaben Of Sable Realty

\$9,700,000 - 13758 Valleyview Drive, Edmonton

MLS® #E4450707

\$9,700,000

5 Bedroom, 5.50 Bathroom, 3,509 sqft
Single Family on 0.00 Acres

Parkview, Edmonton, AB

An iconic address with world-class views. Welcome to 13758 Valleyview Drive. Set on an extraordinary 49,000+ sq ft lot with unobstructed panoramic views of downtown Edmonton and the river valley, this custom-built estate offers over 6,500 sq ft of elevated living. Every detail has been crafted for luxury, from the grand chef's kitchen and open-concept living spaces to the expansive main deck designed for upscale entertaining. Nearly every room captures breathtaking vistas. The upper level is anchored by a lavish primary retreat with spa-like ensuite, boutique-style walk-in closet, sitting lounge, and wet bar. The walkout basement features a private theatre, billiards room, wet bar, office, and guest suite. Step outside to your resort-style backyard with a spectacular in-ground pool and mature landscaping. A rare opportunity on one of Edmonton's most prestigious streets.

Built in 2012

Essential Information

MLS® #	E4450707
Price	\$9,700,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5



Half Baths	1
Square Footage	3,509
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13758 Valleyview Drive
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5T8

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Pool-Outdoor, Walkout Basement
Parking	Quad or More Attached
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	15
Zoning	Zone 10

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Listing information last updated on August 16th, 2025 at 12:02am MDT