

## \$4,250,000 - 8 Valleyview Point(e), Edmonton

MLS® #E4448472

**\$4,250,000**

5 Bedroom, 5.00 Bathroom, 5,366 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Once in a lifetime opportunity for an incredible estate property at the end of Valleyview Point. 5366 sqft 2-Storey situated on a 16,200 sqft lot backing South onto the River Valley.

Immaculately kept & extensively updated by long-term owners, this home can easily be enjoyed in its current state. It is also an excellent candidate for buyers wishing to do a cosmetic update to a home with solid bones, great floor plan, & unbeatable lot/location. 5 bedrooms on upper level including the primary with breathtaking views, 6-piece ensuite, and large walk-in closet. Expansive main floor features a massive kitchen/dining/family area overlooking the stunning yard. Incredible millwork and detail throughout the entire home that need to be seen to be truly appreciated. Oversized double attached garage plus single detached garage. Properties like this do not become available often, don't miss out!

Built in 1959

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4448472    |
| Price      | \$4,250,000 |
| Bedrooms   | 5           |
| Bathrooms  | 5.00        |
| Full Baths | 4           |
| Half Baths | 2           |



|                |                        |
|----------------|------------------------|
| Square Footage | 5,366                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 Valleyview Point(e) |
| Area        | Edmonton              |
| Subdivision | Parkview              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5T4               |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck                       |
| Parking   | Double Garage Attached, Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-2, See Remarks, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Woodstove                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition                                                                                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Hillside, Landscaped, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                                                             |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Brick, Composition |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 10         |

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