

## \$3,895,000 - 54 Valleyview Crescent, Edmonton

---

MLS® #E4465645

**\$3,895,000**

5 Bedroom, 4.50 Bathroom, 4,748 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Exclusive CORNER LOT estate overlooking the ravine in Valleyview. Experience elevated living in this FC Developments custom estate offering over 7,200 sq.ft. of luxurious living space on a 10,500 sq.ft. SW-facing lot. Perfect for indoor/outdoor entertaining, this home features a covered rear deck & front patio accessible through elegant double doors. Inside, 10' ceilings, custom Waygood cabinetry & integrated Jenn-Air appliances (48" gas range with double ovens & dual dishwashers) define the chef's kitchen, highlighted by a sculpted plaster hoodfan. The heated, oversized triple attached garage is CONNECTED by a breezeway packed with storage. Upstairs, find 4 bedrooms, including a primary suite with vaulted ceiling & private balcony overlooking the ravine. The fully finished basement offers radiant heated floors, a custom bar, gym, 5th bedroom & luxurious steam shower. Outside is a fully-landscaped (& fenced) yard including irrigation. A rare architectural masterpiece steps from Edmonton's River Valley.



Built in 2025

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4465645    |
| Price  | \$3,895,000 |

|                |                        |
|----------------|------------------------|
| Lease Rate     | \$26                   |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,748                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 54 Valleyview Crescent |
| Area        | Edmonton               |
| Subdivision | Parkview               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5S9                |

### Amenities

|                |                                                                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 5                                                                                                                                                                                                                                                        |
| Parking        | Triple Garage Attached                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Wine/Beverage Cooler, Dishwasher-Two, Garage Heater, Wet Bar |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Stone Facing                                                                                                                                                                                                     |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                                                       |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Private Setting, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles, Metal                                                                                                           |
| Construction      | Wood, Stone                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Parkview School  Crestwood |
| Middle     | Parkview School  Crestwood |
| High       | Ross Sheppard School       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 10             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 14th, 2025 at 6:02am MST