

# \$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	66
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 September 7th, 2025 at 1:02pm MDT