

## \$3,250,000 - 9130 Valleyview Drive, Edmonton

MLS® #E4420053

**\$3,250,000**

4 Bedroom, 3.50 Bathroom, 2,834 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Custom built 2 storey sits on a 80 X 120 foot lot with one of the best view of RIVER VALLEY, DOWNTOWN, UNIVERSITY..

Custom built for owners. Coffered ceilings, granite counters, walk in closet in primary, wine room in basement and huge basement windows. Main and upper floors windows are gorgeous to take advantage of views.... east front west back.... 4713 square feet of living area Oversize 32 x 25 ft garage with drain. Breezeway area is not included in square footage by list simple. Check out virtual tour!!

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4420053               |
| Price          | \$3,250,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,834                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9130 Valleyview Drive |
| Area        | Edmonton              |
| Subdivision | Parkview              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5T7               |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View Downtown |
| Roof              | Metal   |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 76                 |

## Zoning

## Zone 10

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Listing information last updated on April 18th, 2025 at 12:32pm MDT