

# **\$1,398,000 - 62 Valleyview Crescent Nw, Edmonton**

MLS® #E4206157

## **\$1,398,000**

4 Bedroom, 4.00 Bathroom, 2,827 sqft  
Single Family on 0.27 Acres

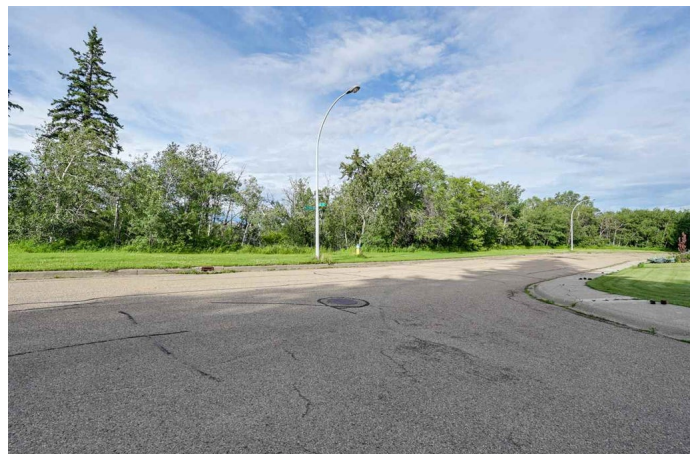
Parkview, Edmonton, AB

VALLEYVIEW CRESCENT. Situated on a 11568sf (90 ft x 130 ft) HUGE RAVINE FACING LOT lot, siding a quiet CUL DE SAC, this 2 storey, 2827sf, 4 bedroom, and 3.5 bathroom. Main level features a large living room with views to the ravine, enhanced by a brick faced fireplace and open to the dining room, kitchen and family room, also on the main is a well designed office space and guest bath. The upper level is comprised of a large master with walk in closet and updated master ensuite, 3 more bedrooms and a new family bath are also on this level. UPPER LEVEL DECK, FEATURES A FIREPLACE AND WONDERFUL RAVINE VIEWS. The lower level have plenty of space for family and recreation and another fireplace. RECENT UPGRADES INCLUDE A/C, FURNACES, HOT WATER TANK, KITCHEN, BATHROOM AND FLOORING, NEWER ROOF

Built in 1964

## **Essential Information**

MLS® #	E4206157
Price	\$1,398,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,827
Acres	0.27
Year Built	1964
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	62 Valleyview Crescent Nw
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5T1

### **Amenities**

Features	Air Conditioner, Deck
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior	Vinyl Plank
Interior Features	Refrigerator, Stove-Gas, Washer, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Fully Finished, Full

### **Exterior**

Exterior	Brick, Wood
Exterior Features	Flat Site, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Parkview/Laurier
Middle	Parkview/Laurier
High	Ross Sheppard

### **Additional Information**

Date Listed            July 14th, 2020

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Listing information last updated on September 16th, 2021 at 1:01pm CDT