

## \$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	60
Zoning	Zone 10

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