

\$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	7
Zoning	Zone 10

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Listing information last updated on November 20th, 2025 at 2:33pm MST