

Courtesy Of Ali Shaben Of Sable Realty

# \$8,999,999 - 13758 Valleyview Drive, Edmonton

MLS® #E4450707

**\$8,999,999**

5 Bedroom, 5.50 Bathroom, 3,509 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

An iconic address with world-class views. Welcome to 13758 Valleyview Drive. Set on an extraordinary 49,000+ sq ft lot with unobstructed panoramic views of downtown Edmonton and the river valley, this custom-built estate offers over 6,500 sq ft of elevated living. Every detail has been crafted for luxury, from the grand chef's kitchen and open-concept living spaces to the expansive main deck designed for upscale entertaining. Nearly every room captures breathtaking vistas. The upper level is anchored by a lavish primary retreat with spa-like ensuite, boutique-style walk-in closet, sitting lounge, and wet bar. The walkout basement features a private theatre, billiards room, wet bar, office, and guest suite. Step outside to your resort-style backyard with a spectacular in-ground pool and mature landscaping. A rare opportunity on one of Edmonton's most prestigious streets.

Built in 2012

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4450707    |
| Price      | \$8,999,999 |
| Bedrooms   | 5           |
| Bathrooms  | 5.50        |
| Full Baths | 5           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 3,509                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 13758 Valleyview Drive |
| Area        | Edmonton               |
| Subdivision | Parkview               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5T8                |

### **Amenities**

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Pool-Outdoor, Walkout Basement |
| Parking   | Quad or More Attached                                           |
| Has Pool  | Yes                                                             |

### **Interior**

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two |
| Heating           | In Floor Heat System, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Stone Facing                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 10          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 14th, 2025 at 7:32am MDT