

Courtesy Of Shane Gwilliam Of Sable Realty

## \$840,000 - N/A, Edmonton

MLS® #E4447337

**\$840,000**

3 Bedroom, 2.50 Bathroom, 1,682 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Located on a beautiful mature treed street in Parkview, is this stunning high spec infill built by the reputable House of Modernity. No detail in this home has been overlooked by Blank Slate YEG Interior Design combining contemporary style with functional living spaces, making it ideal for modern lifestyles. Home features engineered hardwood flooring throughout (including staircase), 9 FT ceilings, high end lighting package, and the perfect layout with rare rear living room with fireplace and built-ins. The main floor offers a functional and visually striking kitchen with two-tone cabinetry, tile backsplash, and impressive round island with quartz counters perfect for entertaining. Dining room lets in loads of natural light with its large windows and is spacious enough for large gatherings. Upstairs will lead you to 3 bedrooms, the primary suite is generously sized and offers spacious walk-in closet and luxurious en-suite bath. Why live an ordinary life when you can live in this extraordinary home.

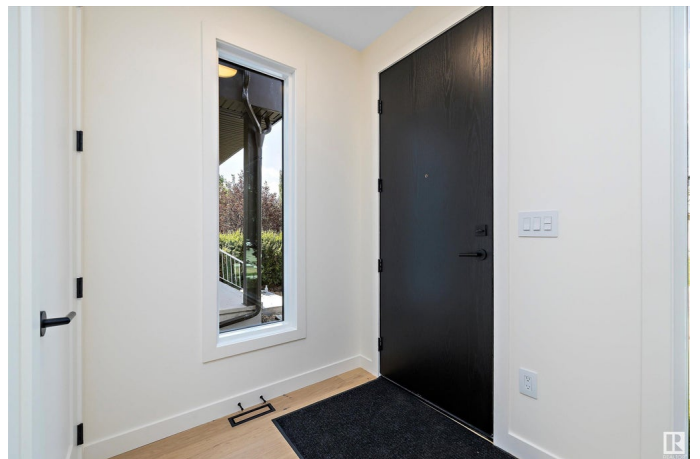
Built in 2025

### Essential Information

MLS® # E4447337

Price \$840,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,682
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4J9

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Natural Gas Stove Hookup
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 4:02am MDT