

Courtesy Of Ali Shaben Of Sable Realty

# \$9,700,000 - 13758 Valleyview Drive, Edmonton

MLS® #E4450707

**\$9,700,000**

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	\$9,700,000
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	2
----------------	---

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 August 3rd, 2025 at 3:47am MDT