

## **\$785,000 - 9015 140 Street, Edmonton**

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MLS® #E4431832

### **\$785,000**

5 Bedroom, 3.50 Bathroom, 2,403 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

The One Youâ€™ve Been Waiting for in Valleyview! This fantastic 2,400 sq. ft. home features 4+1 bedrooms, 3.5 baths, and an open layout on a desirable corner lot in sought-after Parkview. Step onto rich acacia hardwood flooring and into a spacious living room that opens to a 4-season sunroom and elegant dining area with built-ins. The remodeled kitchen is complete with quartz countertops and high-end stainless steel appliances. A versatile flex spaceâ€™perfect as a playroom, office, and/or mudroomâ€™offers access to both side yards. Upstairs, youâ€™ll find four generous bedrooms, including a large primary suite with a 3-pc ensuite, a 4-pc bathroom, and a bonus room. The fully finished basement offers vinyl plank flooring, a huge rec room, bright 5th bedroom with a 3-pc ensuite, and a spacious laundry area. Enjoy the oversized double garage, massive brick patio, brand new furnace, abundant storage, and great curb appeal. Donâ€™t miss this fantastic opportunity in a prime Parkview location!



Built in 1962

### **Essential Information**

MLS® #                      E4431832

Price                        \$785,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,403
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9015 140 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0J7

### Amenities

Amenities	Patio, Sunroom
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Parkview/ St.Paul
Middle	Parkview/ St.Rose
High	RossShepherd/ St.FX

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	13
Zoning	Zone 10

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