

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$2,899,000 - 14007 91a Avenue, Edmonton

MLS® #E4450125

**\$2,899,000**

4 Bedroom, 4.00 Bathroom, 3,099 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

UNDER CONSTRUCTION IN VALLEYVIEW  
â€” ONE OF EDMONTONâ€™S MOST  
COVETED NEIGHBOURHOODS! Built by  
Platinum Living Homes, architecturally  
designed by Design Two Group, with interiors  
expertly curated by Brianna Hughes Interiors.  
Offering 4,500 sqft of luxury, this 5 bed, 4.5  
bath home with triple car garage has it all.  
Premium finishes throughout: custom  
cabinetry, top-tier fixtures, and thoughtful  
details everywhere. (Optional 6-bed layout  
available.) The showstopper? Massive  
floor-to-ceiling windows that flood the home  
with natural light from the South-facing  
backyard. Enjoy mature trees, a covered deck,  
and full landscaping included. The main floor is  
an entertainerâ€™s dream with a stunning  
kitchen and elegant living space. Downstairs  
features a rec room, gym, and 2 additional  
bedrooms. Just steps from the river valley,  
trails, restaurants, shopping, major routes, and  
minutes to downtown. Completion Spring  
2026.

Built in 2025

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4450125    |
| Price    | \$2,899,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,099                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14007 91a Avenue |
| Area        | Edmonton         |
| Subdivision | Parkview         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 5A8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 5                      |
| Parking        | Triple Garage Detached |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Oven Built-In-Two, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                            |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                          |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 75              |
| Zoning         | Zone 10         |

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Listing information last updated on October 11th, 2025 at 11:02am MDT