

# \$1,299,000 - 50 Valleyview Crescent, Edmonton

MLS® #E4450629

**\$1,299,000**

4 Bedroom, 2.50 Bathroom, 2,489 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Nestled in the desirable residential area of VALLEYVIEW Crescent, this unique home is ready for your vision or redevelopment. Property and chattels sold as is.

Built in 1968

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450629               |
| Price          | \$1,299,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,489                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 50 Valleyview Crescent |
| Area        | Edmonton               |
| Subdivision | Parkview               |
| City        | Edmonton               |
| County      | ALBERTA                |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5R 5J8 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Attached |

### Interior

|              |                            |
|--------------|----------------------------|
| Appliances   | See Remarks                |
| Heating      | Forced Air-2, Natural Gas  |
| Fireplace    | Yes                        |
| Fireplaces   | Brick Facing, Freestanding |
| Stories      | 2                          |
| Has Basement | Yes                        |
| Basement     | Full, Unfinished           |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Brick                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Ravine View |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Brick                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 77              |
| 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 October 16th, 2025 at 6:47pm MDT