

\$599,900 - 40b Valleyview Crescent, Edmonton

MLS® #E4465216

\$599,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Parkview, Edmonton, AB

A rare opportunity to own a 36' x 124' fully serviced vacant lot in one of Edmonton's most sought-after communities, Parkview. Perfectly positioned in the heart of Valleyview, this lot offers the ideal setting to create your custom home among some of the city's most beautiful properties. Located just steps from the river valley trail system, schools, and local amenities, this quiet, tree-lined crescent combines prestige, privacy, and convenience. The lot is ready to build with all services in place, making it the perfect opportunity for builders, developers, or anyone looking to construct their forever home. Approved architectural plans are available from the current owner, streamlining the process to begin construction right away. Don't miss your chance to secure this exceptional lot in a premier location, as opportunities like this on Valleyview Crescent are few and far between.



Essential Information

MLS® #	E4465216
Price	\$599,900
Lease Rate	\$11
Bathrooms	0.00
Acres	0.00
Type	Single Family

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	40b Valleyview Crescent
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5S6

Exterior

Exterior Features	Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
-------------------	--

School Information

Elementary	Laurier Heights School
Middle	St Rose Junior High School
High	Jasper Place High School

Additional Information

Date Listed	November 8th, 2025
Days on Market	10
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 November 18th, 2025 at 7:47am MST