

# \$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 | 20              |
| Zoning         | Zone 10         |

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Listing information last updated on August 20th, 2025 at 3:03pm MDT