

\$1,950,000 - 13 Valleyview Crescent, Edmonton

MLS® #E4462757

\$1,950,000

5 Bedroom, 3.50 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Valleyview Crescent - walk out bungalow features over 3,350 sq. feet of living space in one of the City's most prestigious areas, and is located steps away from the River Valley, with its views of the River and Downtown. Original owner Home backs onto the heavily treed Melton Ravine. Lot is 79' x 120'. Step inside to discover vaulted ceilings, massive stone fireplace, stunning views of the Ravine, 5 bedrooms & 4 bathrooms. The main level is 1,704 sq. feet in size. Living and dining room look out to the rear yard. Primary suite is large and has a 4 piece ensuite. 2nd bedroom too. Kitchen opens to a breakfast nook with an eating bar & room for Family meals. Step out to the raised balcony & you'll think you are in the Country. Main floor comes with a 2 piece bath & laundry room and access to the large 24' x 23' double attached garage. The lower level has a huge Recreation room with access to the outdoor patio and yard, 3 good sized bedrooms, a 3 & a 4 piece bath as well. Large utility room & storage area.

Built in 1965

Essential Information

MLS® #	E4462757
Price	\$1,950,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,704
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13 Valleyview Crescent
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5S5

Amenities

Amenities	Intercom, Patio
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Hillside, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Ravine View,

Recreation Use, Schools, Shopping Nearby

Lot Description	79' wide x 120' deep
Roof	Asphalt Shingles, EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Parkview
Middle	Parkview
High	Ross Sheppard, St. F.X.

Additional Information

Date Listed	October 18th, 2025
Days on Market	15
Zoning	Zone 10

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