

## \$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            |

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Listing information last updated on November 18th, 2025 at 5:32pm MST