

## \$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

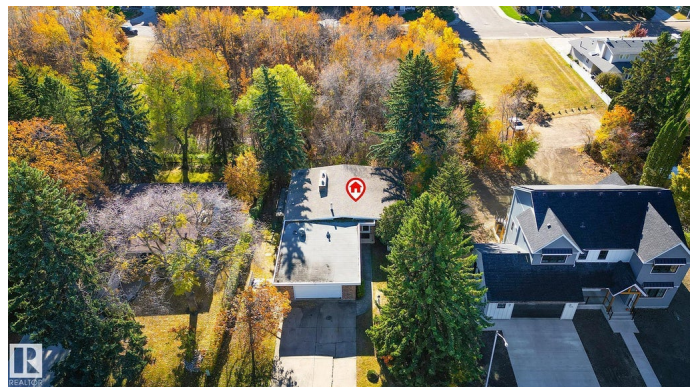
Parkview, Edmonton, AB

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 | 4                  |
| Zoning         | Zone 10            |

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Listing information last updated on October 22nd, 2025 at 9:02pm MDT