

\$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
Shopping Nearby, Partially F

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 1
Zoning Zone 10

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Listing information last updated on November 9th, 2025 at 11:02am MST



11.02

8'3"

22A

8'3"

11.00

40B Valleyview Crescent NW
Edmonton, AB T5R 5S6