

# \$1,065,000 - 98 Valleyview Crescent, Edmonton

MLS® #E4463577

**\$1,065,000**

4 Bedroom, 3.50 Bathroom, 2,496 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Welcome to one of Edmonton’s favorite neighborhoods—where parks, trails, and the river valley are just steps away. This bright and welcoming 4-bedroom home sits on a large 917 sq. m (0.23 acre) fenced lot, giving you plenty of room for kids, pets, and backyard fun. Inside, sunlight fills the open living, dining, and kitchen spaces, highlighted by beautiful hardwood floors. The front family room opens through upgraded patio doors to the yard—perfect for a playroom, home office, or cozy reading nook. The modern basement with polished concrete floors offers the ideal hangout spot for movie nights or games. Upstairs, four large comfortable bedrooms including a private primary suite with walk-in closet and ensuite featuring a relaxing steam shower. A newer roof, all new appliances, new HWT. Oversized double garage provides lots of parking and storage. Close to great schools, parks, the zoo, and just minutes to hospitals, universities, and downtown—a place where family life feels easy and connected.

Built in 1964

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4463577    |
| Price    | \$1,065,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,496                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 98 Valleyview Crescent |
| Area        | Edmonton               |
| Subdivision | Parkview               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5T3                |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Front Porch, No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                 |
| Fireplace         | Yes                                                                       |
| Fireplaces        | Vent Free, Wall Mount                                                     |
| Stories           | 3                                                                         |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Finished                                                            |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 10            |

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