

\$1,098,000 - 98 Valleyview Crescent, Edmonton

MLS® #E4463577

\$1,098,000

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	\$1,098,000
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	10
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 4th, 2025 at 1:02am MST