

# \$3,195,000 - 13808 Valleyview Drive, Edmonton

MLS® #E4419934

**\$3,195,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

RIVER & CITY VIEWS! Imagine the possibilities, 1/3 of an acre (16,000 sq ft) lot to build your ultimate achievement award. It's the time to build & take advantage of spectacular views of the river & city. This is a rare opportunity to purchase one of the few remaining river & city view lots at 13808 Valleyview Drive. The most sought after address on a street of incredible multi-million dollar homes. Magnificent sunrises, lush river valley views, tranquil, serene, city lights & skyline views. Dare to dream & create your dream home, choose any builder, no time limit to build. Great schools, minutes to downtown, shopping & great restaurants. The property is being sold AS IS" for lot value. Older home on property. Valleyview Drive, an appropriate reward for success. Don't miss this opportunity, Your architectural masterpiece deserves a rare canvas. It's the right place!



## Essential Information

MLS® #	E4419934
Price	\$3,195,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	13808 Valleyview Drive
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5T8

## Exterior

Exterior Features River Valley View, Schools, Shopping Nearby, View City, View Downtown

## School Information

Elementary	Parkview School
Middle	St. Rose School
High	St. Francis Xavier School

## Additional Information

Date Listed	January 31st, 2025
Days on Market	73
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 14th, 2025 at 12:47pm MDT