

# \$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 | 81                 |
| Zoning         | Zone 10            |

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Listing information last updated on April 21st, 2025 at 10:17pm MDT