

\$844,900 - 8804 138 Street, Edmonton

MLS® #E4451427

\$844,900

3 Bedroom, 2.50 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Located in the Parkview neighbourhood, known locally as Valleyview, this 1268 sq. ft. bungalow offers a fantastic opportunity for those looking to invest in a prime location. While the property requires TLC and renovations, its potential is undeniable. Whether you're looking to restore the existing home or build your dream home from the ground up, it provides the perfect canvas. Surrounded by mature trees and a peaceful atmosphere, the home features a traditional layout with plenty of natural light but needs updates to meet modern tastes. Valleyview is known for its welcoming community, excellent schools, and proximity to the River Valley making it the ideal place to settle down. Whether you're a renovator or builder, it's either a LOT to love or a great opportunity to make it your own!



Built in 1964

Essential Information

MLS® #	E4451427
Price	\$844,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,269

Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8804 138 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0E4

Amenities

Amenities	Hot Water Instant, No Smoking Home, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Hot Water, Combination
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Corner Lot, Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 6th, 2025
Days on Market	5
Zoning	Zone 10

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Listing information last updated on August 11th, 2025 at 8:47pm MDT