

\$1,699,900 - 12408 Grand View Drive, Edmonton

MLS® #E4429000

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4 Bedroom, 3.50 Bathroom, 2,962 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Fall in love with a home that perfectly balances style and family comfort. Nestled in prestigious Grandview Heights, this stunning 4 bedroom 4 bath 2 storey home offers over 4300 sq ft on 3 levels with a double attached garage. The oversized windows showcase the tranquil beauty of the ravine setting. The home has a great floorplan with many upgrades while leaving the beautiful traditional touches like French doors. Some additional features are a fully finished basement with Radiant heating, a dog washing station in the breezeway, fenced dog run, 2 fireplaces Central Air Conditioning and a private dressing room off the Primary Suite. Tucked away beside the front entry is a private courtyard perfect to enjoy your morning coffee on warm summer days. This beautiful home is perfect for the culinary enthusiast and for entertaining family and friends. Grandview Heights has a Top Ranked School, is minutes to UofA, River Valley trails and Whitemud Freeway. So much to see & experience. Welcome Home!

Built in 1969

Essential Information

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Price \$1,699,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,962
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12408 Grand View Drive
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4K4

Amenities

Amenities	Deck, Dog Run-Fenced In, Exercise Room, No Animal Home, No Smoking Home, Sprinkler Sys-Underground
Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Hillside, Landscaped, Level Land, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	26
Zoning	Zone 15

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