

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

MLS® #E4429000

\$1,699,900

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

MLS® # E4429000

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 3

Zoning Zone 15

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 7th, 2025 at 4:32pm MDT