

\$1,120,000 - 12311 Grand View Drive, Edmonton

MLS® #E4430242

\$1,120,000

6 Bedroom, 3.50 Bathroom, 2,762 sqft

Single Family on 0.00 Acres

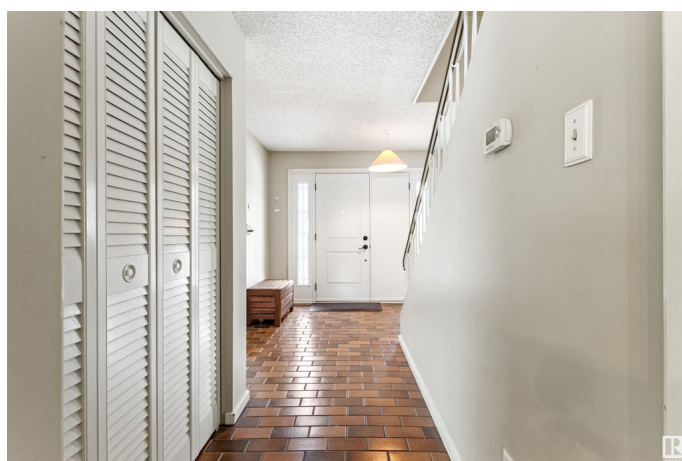
Grandview Heights (Edmonton), Edmonton, AB

Welcome to Grandview Drive, one of Edmonton's most desired & premier addresses. With 5 spacious upper bedrooms, this 2762' home is perfect for an active family. A large rear addition has created a lovely open floor plan w/spaces for everyone. There are 2 main floor family rooms as well as formal living & dining rooms making this home the perfect combination for family life & entertaining. The bright addition w/lots of large windows has access to the expansive south deck & yard great for BBQ's. Recent improvements including the addition are HE furnace, HWT & shingles. This property will also appeal to someone who would like to build their dream home. The lot is 11,868' w/a lovely south back yard & alley access. Lot dimensions are: 94' x 154' x 162' x 54.5'. Conveniently located just steps to the highly rated Grandview K-9 school & the trails of the river valley, a short commute to the U of A, hospitals, downtown & the Royal Mayfair GCC this home is a must to consider!

Built in 1968

Essential Information

| | |
|--------|-------------|
| MLS® # | E4430242 |
| Price | \$1,120,000 |



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,762 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 12311 Grand View Drive |
| Area | Edmonton |
| Subdivision | Grandview Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 4K3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Refrigerator, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Grandview Heights |
| Middle | Grandview Heights |
| High | Strathcona Composite |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 15 |

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Listing information last updated on May 1st, 2025 at 6:47am MDT