# \$1,069,000 - 12311 Grand View Drive, Edmonton

MLS® #E4430242

#### \$1,069,000

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!

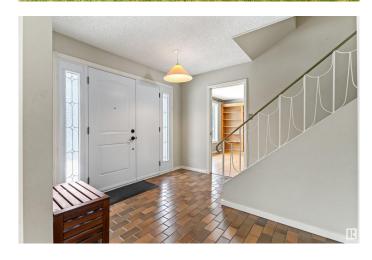
Built in 1968

### **Essential Information**

MLS® # E4430242 Price \$1,069,000







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 88

Zoning Zone 15

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