

# **\$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**

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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	76
Zoning	Zone 15

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