

## \$1,599,900 - 12408 Grand View Drive, Edmonton

MLS® #E4429000

**\$1,599,900**

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 \$1,599,900



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	33
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 May 7th, 2025 at 11:47am MDT