# \$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!

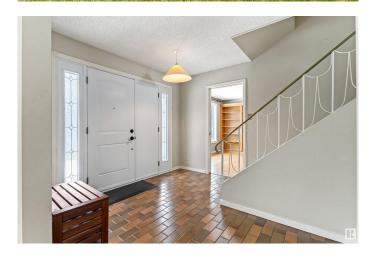
Built in 1968

### **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 68

Zoning Zone 15

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Listing information last updated on June 17th, 2025 at 7:17am MDT