

# \$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 | 82               |
| Zoning         | Zone 15          |

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Listing information last updated on July 1st, 2025 at 2:17am MDT