# \$1,799,000 - 12703 Grand View Drive, Edmonton

MLS® #E4435645

### \$1,799,000

4 Bedroom, 3.50 Bathroom, 2,487 sqft Single Family on 0.00 Acres

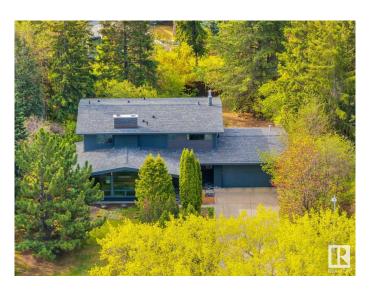
Grandview Heights (Edmonton), Edmonton, AB

Absolutely breathtaking on prestigious Grandview Drive! This stunning 2-storey home has undergone a spectacular renovation and is truly one of a kind! Sitting upon a very secluded 12,800+ sqft lot, and offering close to 3800 sqft of living space, this gorgeous revitalization will certainly impress. The main floor features a lavish kitchen w/14' island. quartz/granite counters, premium cabinetry, and high end appliances. Gorgeous open beam living area w/floor to ceiling windows, hardwood floors, and wood burning fireplace. Open dining area, and main floor den. Upstairs you will find the primary suite w/his/her closets and spa-like ensuite, 2 additional bedrooms, 4-pc bath (with laundry hookups), and loft area with access to balcony that overlooks the beautiful yard. The lower level offers a huge rec area, additional wood burning fireplace, 4th bedroom, and plenty of storage. This home has been completely transformed from the bottom up and is located in one of Edmonton's most sought after neighborhoods!

Built in 1961

## **Essential Information**

MLS® # E4435645 Price \$1,799,000







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,487

Acres 0.00

Year Built 1961

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 12703 Grand View Drive

Area Edmonton

Subdivision Grandview Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 4K5

#### **Amenities**

Amenities Air Conditioner, Deck, No Smoking Home, Patio

Parking Double Garage Attached, Heated, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler,

Oven Built-In-Two, Garage Heater

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Composition, Metal

Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Composition, Metal

Foundation Concrete Perimeter

## **School Information**

Elementary Grandview
Middle Grandview
High Strathcona

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 45

Zoning Zone 15

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