

## \$2,735,000 - 6619 123 Street, Edmonton

MLS® #E4394046

**\$2,735,000**

5 Bedroom, 6.00 Bathroom, 3,827 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Prestigious GRANDVIEW, NEW infill, 5800 sqft living space contemporary custom-built residence. Charm&PRIME LOCATION this NEW home presents a RARE OPPORTUNITY, steps from UofA. Impressive 5BDRMS & 6BATH, open floor, chef's kitchen, Dekton countertop, high-end appliances, butler's pantry. Main floor exquisite white oak engineered hardwood, cozy fireplace, stylish bathroom, office/den, large storage room (convenient for all your sports equipment), wood sliding doors leading to covered&heated deck. Upstairs luxury primary suite, 2 additional bedrooms, each w/ own ensuite & in-floor heating, laundry room, bonus area w/ doors to covered&heated balcony designed to accommodate hot tub if you wish. Basement: cold room, 2 large bdrms, 2 full baths, large recreation room & in-floor heating for comfort year-round. 2 furnaces w/ 4 zones, AC, central vacuum, humidifier, the list goes on. Oversized in-floor heated garage. Step outside to peaceful, park-like setting backyard landscaped lot w/mature trees overlooking ravine

Built in 2021

### Essential Information

MLS® #

E4394046



Price	\$2,735,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	3,827
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6619 123 Street
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3T3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Stove-Countertop Inductn
Heating	Forced Air-2, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby

Roof                              Asphalt Shingles

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Grandview Heights School

Middle                      Grandview Heights School

High                          Strathcona High School

**Additional Information**

Date Listed                June 22nd, 2024

Days on Market        336

Zoning                      Zone 15

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