

# **\$1,288,888 - 12603 Grand View Drive, Edmonton**

MLS® #E4438424

**\$1,288,888**

5 Bedroom, 4.50 Bathroom, 3,097 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

TREMENDOUS VALUE in this one of a kind GRANDVIEW DRIVE residence -\$100k below city assessment! This spectacular home overlooks the ravine & boasts over 6,000+ sqft living space w/ 5 bedrooms, 4.5 baths on a HUGE 11,358 sqft (86'X132') reverse WALKOUT lot. Unique & Contemporary architectural feature & steel structure. Lots of HUGE windows throughout. Living room has a walnut H/W & gas F/L & a large patio overlooking the ravine. Kitchen has granite ctps, gas stove & B/I steam ovens(2019). A family rm & TWO bdrms on this level. Upper level has a library, primary bdrm w/ 3 pc ensuite & W/I Closet & antooher bdrm (can be converted into TWO); F/F walkout BSMT has a HUGE rec rm, a game rm, a den, a 5th bdrm, laundry, storage & a 3pc bath. Huge backyardÂ has multipleÂ decks and a variety of flowers/fruitÂ trees. New roof/gutter (2019), new deck/fence (2018) & hot water tank(2024).Â Walking to top-rated Grandview Heights School, River Valley/Ravine, LRT &UofA. Property like this is a rare find in GVH and a must-see!

Built in 1963

## **Essential Information**

MLS® #

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Price	\$1,288,888
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,097
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12603 Grand View Drive
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4K5

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Hot Water Natural Gas, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Fenced, Landscaped, Playground Nearby, Ravine View, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

**School Information**

Elementary	Grandview Heights School
Middle	Grandview Heights School
High	Strathcona School

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	23
Zoning	Zone 15

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Listing information last updated on June 16th, 2025 at 9:02am MDT