

# **\$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	39
Zoning	Zone 15

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