

# **\$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 | 44            |
| Zoning         | Zone 15       |

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Listing information last updated on June 21st, 2025 at 10:02pm MDT