

# **\$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 & antoother 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® #

E4438424



|                |                        |
|----------------|------------------------|
| 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 |
|----------|--------------|

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| 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 | 74             |
| Zoning         | Zone 15        |

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Listing information last updated on August 6th, 2025 at 4:02am MDT