

\$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® #

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	22
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:17am MDT