

\$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



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

| | |
|-------------------|---|
| 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 | 71 |
| Zoning | Zone 15 |

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Listing information last updated on August 3rd, 2025 at 5:32am MDT