

Courtesy Of . Amarjit Singh Of RE/MAX Grande Prairie

# \$1,319,000 - 12304 62 Avenue, Edmonton

MLS® #E4422129

**\$1,319,000**

4 Bedroom, 4.00 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Prime location in Grandview Heights! This stunning home is minutes from top schools, U of A, shopping, Whitemud Creek, and the North Saskatchewan River. Designed for luxury, it features 10 ft main floor ceilings, 9 ft upper floor ceilings, and a vaulted master bedroom. The master ensuite offers heated floors, while the fully finished basement also boasts in-floor heating. Enjoy year-round comfort with a heated driveway, heated garage, and a legal garage suite—perfect for extra income or family. The chef's kitchen is equipped with high-end JennAir appliances, adding both style and functionality. This is a rare opportunity to own a home that combines elegance, comfort, and unbeatable location. Don't miss out!

Built in 2024

## Essential Information

MLS® #	E4422129
Price	\$1,319,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,508
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	12304 62 Avenue
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1N4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas, See Remarks
Fireplaces	Insert, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Creek, Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Grandview Heights School
Middle	Grandview Heights School
High	Old Scona Academic

## Additional Information

Date Listed	February 19th, 2025
Days on Market	46
Zoning	Zone 15

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Listing information last updated on April 5th, 2025 at 10:02pm MDT