

\$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 suiteâ€”perfect for extra income or family. The chefâ€™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. Donâ€™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 | 60 |
| 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 April 20th, 2025 at 9:02pm MDT