

## **\$3,350,000 - 12511 Grand View Drive, Edmonton**

MLS® #E4440113

**\$3,350,000**

4 Bedroom, 5.50 Bathroom, 4,158 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Nestled on a 11,426 square foot lot with sweeping views of the river valley - a natural setting and attention to detail provide the perfect fusion between structural strength and architectural form in this one-of-a-kind modern home. Encompassing just over 7400sq ft of finished living space, this 4-bedroom 5.5-bathroom home was constructed taking every detail into consideration, capturing the graceful perceptions of the beauty in nature and contemporary elegance with this home's clean lines and organized living. This home offers 3 full levels of indoor & outdoor luxury - Indoor Pool & Sauna, Elevator, Floor to ceiling Duxton windows, 15ft engineered floating Statuario marble kitchen island, 4 car garage & so much more. The large sliding doors on the pool level open into the massive backyard entertaining space for the perfect indoor/outdoor flow. Outside there a custom fire pit and seating area, with stairs that take you to the deck dining/seating areas on the 2nd and 3rd floors.

Built in 2013

### **Essential Information**

MLS® #	E4440113
Price	\$3,350,000



Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,158
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	12511 Grand View Drive
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4K5

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Exercise Room, Fire Pit, Gazebo, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	8
Parking	Quad or More Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Steel, Metal, Stucco, Wood
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Ravine View, River Valley View, Schools, Treed Lot
Roof	Roll Roofing
Construction	Steel, Metal, Stucco, Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Grandview Heights School
Middle	Grandview Heights School
High	Strathcona School

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	Zone 15

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