

\$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	72
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 May 2nd, 2025 at 6:17am MDT