



Edmonton Alberta

\$1,288,888

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 backyard has multiple decks and a variety of flowers/fruit trees. New roof/gutter (2019), new deck/fence (2018) & hot water tank(2024). 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! (id:6769)

Bedroom 5 6.8 m X 4.45 m
Recreation room 11.21 m X 8.99 m
Storage 3.73 m X 3.31 m
Utility room 2.92 m X 3.36 m
Laundry room 4.83 m X 4.63 m
Living room 7.4 m X 4.83 m
Dining room 3.61 m X 2.67 m

Kitchen 6.98 m X 2.96 m
Family room 6.06 m X 5.68 m
Den 3.47 m X 6.97 m
Bedroom 3 2.74 m X 3.56 m
Bedroom 4 3.58 m X 3.56 m
Primary Bedroom 4.57 m X 5.32 m
Bedroom 2 6.22 m X 5 m

Listing Presented By:



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