



## Edmonton Alberta

\$1,120,000

Welcome to Grandview Drive, one of Edmonton's most desired & premier addresses. With 5 spacious upper bedrooms, this 2762' home is perfect for an active family. A large rear addition has created a lovely open floor plan w/spaces for everyone. There are 2 main floor family rooms as well as formal living & dining rooms making this home the perfect combination for family life & entertaining. The bright addition w/lots of large windows has access to the expansive south deck & yard great for BBQ's. Recent improvements including the addition are HE furnace, HWT & shingles. This property will also appeal to someone who would like to build their dream home. The lot is 11,868' w/a lovely south back yard & alley access. Lot dimensions are: 94' x 154' x 162' x 54.5'. Conveniently located just steps to the highly rated Grandview K-9 school & the trails of the river valley, a short commute to the U of A, hospitals, downtown & the Royal Mayfair GCC this home is a must to consider! (id:6769)

Bedroom 6 5.55 m X 3.81 m

Recreation room 8.55 m X 4.65 m

Office Measurements not available

Living room 5.55 m X 4.03 m

Dining room 3.53 m X 4.2 m

Kitchen 3.77 m X 4.16 m

Family room 7 m X 3.27 m

Primary Bedroom 3.27 m X 5.47 m

Bedroom 2 3.99 m X 4.3 m

Bedroom 3 2.71 m X 3.98 m

Bedroom 4 3.26 m X 2.84 m

Bedroom 5 2.69 m X 4.32 m

Listing Presented By:



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