

## \$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 | 13             |
| Zoning         | Zone 15        |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT