

# \$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 | 70                  |
| Zoning         | Zone 15             |

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Listing information last updated on April 30th, 2025 at 9:02am MDT