

# \$1,299,000 - 12304 62 Avenue, Edmonton

MLS® #E4459714

**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

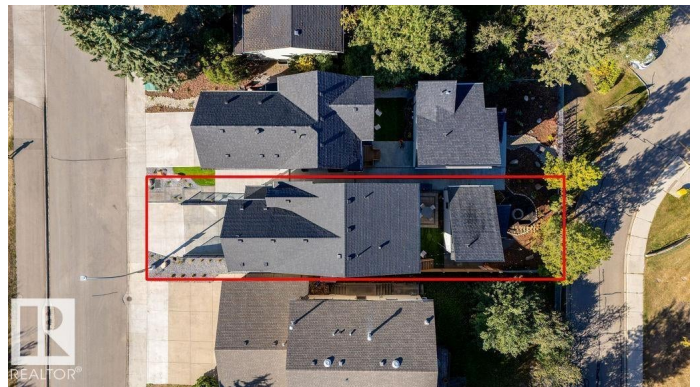
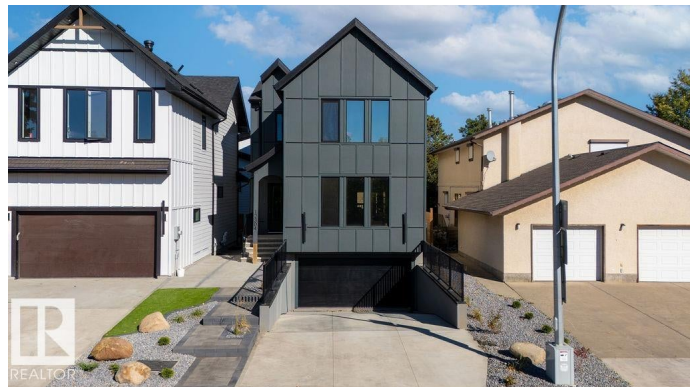
Grandview Heights (Edmonton), Edmonton, AB

Discover this stunning custom home in prestigious Grandview Heights, just minutes from top schools, the University of Alberta, shopping, Whitemud Creek, and the North Saskatchewan River. Designed with luxury and comfort in mind, this residence boasts 10'™ main floor ceilings, 9'™ upper ceilings, and a vaulted master retreat. The chef's kitchen features JennAir appliances, water-resistant hardwood flooring, and custom white oak plywood cabinetry. Enjoy modern living with Euro tilt-and-turn windows and a cozy gas fireplace. The spa-inspired ensuite offers heated floors and shower, while the fully finished basement with in-floor heating adds comfort year-round. Additional features include a heated driveway, heated garage (3-zone system), and a legal garage suite—perfect for income or extended family. A rare opportunity to own a home that blends elegance, functionality, and an unbeatable location.

Built in 2024

## Essential Information

MLS® #	E4459714
Price	\$1,299,000
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, Fire Pit, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### 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	Fenced, Landscaped, 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	September 26th, 2025
Days on Market	3
Zoning	Zone 15

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Listing information last updated on September 29th, 2025 at 3:32pm MDT