

## \$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

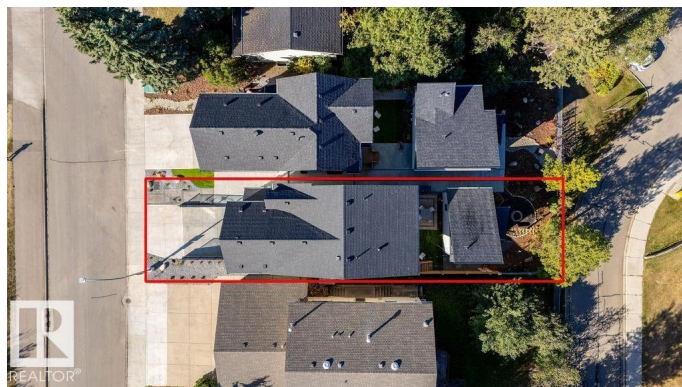
Grandview Heights (Edmonton), Edmonton, AB

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 | 21                   |
| Zoning         | Zone 15              |

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Listing information last updated on October 17th, 2025 at 3:02pm MDT