Courtesy Of . Amarjit Singh Of RE/MAX Grande Prairie

$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 10â€™ main floor ceilings, 9â€™ upper ceilings, and a vaulted master retreat. The chefâ€™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 suiteâ€”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	10
Zoning	Zone 15

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Listing information last updated on October 6th, 2025 at 1:18pm MDT