

## \$899,000 - 12907 64 Avenue, Edmonton

MLS® #E4437053

**\$899,000**

5 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Grandview, known for its peaceful, tree-lined streets, scenic nature trails, & close proximity to the University makes it one of Edmonton's Most Desirable Neighbourhoods. A thriving academic hub, Grandview offers a rare blend of intellectual energy & quiet charm. Located on the most desirable crescent & designed by a California architect, the home reflects the finest elements of classic mid-century design-clean lines, open spaces, & connection to the outdoors. Open-beam ceilings & a full wall of windows overlook a private, park-like backyard. High ceilings extend into the kitchen, where custom rounded-edge cabinetry & a cozy fireplace create a warm, inviting space. The main floor features a spacious primary bedroom with a semi-ensuite, with a new walk-in shower. An office is down the hall. The lower level includes a large family room, three additional bedrooms with large windows facing the yard, a 5 pce bath & unique temp controlled wine room converted from a bomb shelter! A one of a kind property!

Built in 1962

### Essential Information

MLS® # E4437053

Price \$899,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12907 64 Avenue
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1T6

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vaulted Ceiling
Parking Spaces	2
Parking	Single Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Private Setting, Schools, Ski Hill Nearby
Roof	EPDM Membrane

Construction	Wood
Foundation	Concrete Perimeter

**School Information**

Elementary	Grandview
Middle	Grandview
High	Strathcona

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	22
Zoning	Zone 15

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