

\$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 | 5 |
| Zoning | Zone 15 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 21st, 2025 at 12:47pm MDT