

## **\$1,350,000 - 220 Grandisle Point, Edmonton**

MLS® #E4440677

**\$1,350,000**

4 Bedroom, 3.50 Bathroom, 3,375 sqft

Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

Grand gated estate! Breathtaking panoramic views of the river valley! One of the finest lots, this 2-storey luxury estate sprawls across a serene 1.15 acre lot. Features 5-car garage & a lit paved driveway! Over 3375 sqft on 2 levels + FF basement plus 798 sf loft over the 3 car garage. A grand entrance with vaulted ceilings, hardwood floors across 3 levels & floor-to-ceiling windows. Entertain in a formal living room with soaring ceilings, a formal dining room & a gourmet kitchen equipped with granite counters, eating bar, and Meile appliancesâ€”a chefâ€™s dream. The breakfast nook overlooks an open great room with a gas F/P, 2 sets of patio doors leading to sundecks with incredible river valley views. The massive owners suite features a gas F/P, 5-pce ensuite, milled glass shower, and walk-in closet. Upper floor is complete with a loft/den, exposed wood beams, 2 additional bedrooms & a 4-pce bath. F/F basement includes a rec room, bedroom/den, and 3-pce bath! Cistern -City water by truck.Septic tank & Field

Built in 1981

### **Essential Information**

MLS® #	E4440677
Price	\$1,350,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,375
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	220 Grandisle Point
Area	Edmonton
Subdivision	Riverview Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P1

### Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vaulted Ceiling
Parking	Double Garage Detached, Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Ravine View, River Valley View, Treed Lot
Roof	Clay Tile
Construction	Wood, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 57

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Listing information last updated on June 17th, 2025 at 2:47am MDT