

## \$998,800 - 208 Grandisle Point(e), Edmonton

MLS® #E4409508

**\$998,800**

4 Bedroom, 3.50 Bathroom, 2,400 sqft  
Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

ACREAGE IN THE CITY â€“ what a find! A private 1.19 acres within city limits, with STUNNING VIEWS of the river valley. Only 7 mins from the Henday on a quiet no-exit paved road - close to the growing amenities of Stillwater, Uplands & Edgemont. This lovingly maintained 1.5 storey home features 4 beds, 3.5 baths, 2 fireplaces, plus tons of living and storage space. The kitchen was beautifully upgraded (2017), has 50 yr shingles (2014) & central A/C (2023). Plenty of windows & patio doors flood the home with natural light, giving you gorgeous views of nature from every room. Immerse yourself in outdoor living on the maintenance free decks and balconies, the BBQ/dining area off the kitchen, and the hot tub/firepit area outside the walkout basement. The large front yard has ample space to garden, park, and play. The triple detached garage is heated with 220v, & 30A RV outlet. The huge lot with mature trees, upscale neighboring homes, and an unbelievable location makes this a solid investment for the future.

Built in 1974

### Essential Information

MLS® #	E4409508
Price	\$998,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,400
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	208 Grandisle Point(e)
Area	Edmonton
Subdivision	Riverview Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P1

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Deck, Fire Pit, Hot Tub, Patio, R.V. Storage, Walkout Basement, See Remarks
Parking	220 Volt Wiring, Heated, Insulated, Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Park/Reserve, River Valley View, See Remarks
Lot Description	36.7x156.4
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 8th, 2024
Days on Market	155
Zoning	Zone 57

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