

## \$999,900 - 201 Grandisle Point(e), Edmonton

MLS® #E4436093

**\$999,900**

4 Bedroom, 3.50 Bathroom, 2,271 sqft

Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

ACREAGE IN THE CITY! Welcome to your private oasis. This 2271 ft<sup>2</sup> 2-storey home is sitting on 1.71 acres of land, backing onto a treed ravine that goes to the river. The WOW factor starts the moment you enter the front door. The European kitchen is complete with high end appliances and a large island - perfect for entertaining. The raised living and dining rooms share a 3-sided gas fire place, and have ample natural light with the huge and plentiful windows. Upstairs you will find a loft area, perfect for an office or reading nook. The primary suite has a private balcony, ample closet space, a 4pc ensuite with steam shower, and heated floor. Upstairs includes the laundry closet, 2 more bedrooms with shared balcony, and a 5pc bath. The basement has the 4th bedroom, walkout living space, a wine cellar, and a 3pc bath with a built-in sauna. Plenty of garage space with a dbl attached and dbl detached. 3 sheds, deck with gazebo and gas ports. Central A/C, central vac, electric gate, cistern, septic tank/field.

Built in 1978

### Essential Information

MLS® # E4436093

Price \$999,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,271
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	201 Grandisle Point(e)
Area	Edmonton
Subdivision	Riverview Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P1

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Sauna; Swirlpool; Steam, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Private Setting, See Remarks, Partially Fenced
Roof	Metal, See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	1
Zoning	Zone 57

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