

## \$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

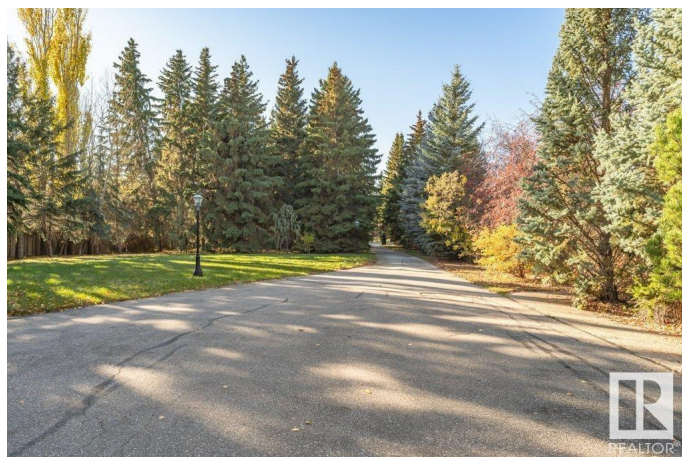
Riverview Area, Edmonton, AB

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 | 38             |
| Zoning         | Zone 57        |

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Listing information last updated on July 13th, 2025 at 10:47am MDT