

## \$2,735,000 - 6619 123 Street, Edmonton

MLS® #E4394046

**\$2,735,000**

5 Bedroom, 6.00 Bathroom, 3,827 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

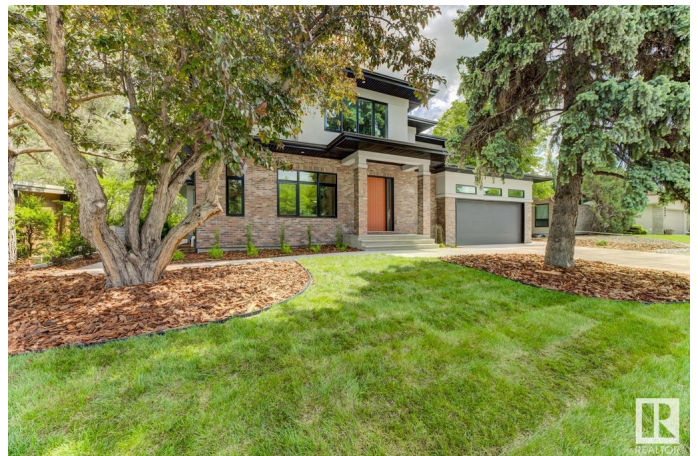
Prestigious GRANDVIEW, NEW infill, 5800 sqft living space contemporary custom-built residence. Charm&PRIME LOCATION this NEW home presents a RARE OPPORTUNITY, steps from UofA. Impressive 5BDRMS & 6BATH, open floor, chef's kitchen, Dekton countertop, high-end appliances, butler's pantry. Main floor exquisite white oak engineered hardwood, cozy fireplace, stylish bathroom, office/den, large storage room (convenient for all your sports equipment), wood sliding doors leading to covered&heated deck. Upstairs luxury primary suite, 2 additional bedrooms, each w/ own ensuite & in-floor heating, laundry room, bonus area w/ doors to covered&heated balcony designed to accommodate hot tub if you wish. Basement: cold room, 2 large bdrms, 2 full baths, large recreation room & in-floor heating for comfort year-round. 2 furnaces w/ 4 zones, AC, central vacuum, humidifier, the list goes on. Oversized in-floor heated garage. Step outside to peaceful, park-like setting backyard landscaped lot w/mature trees overlooking ravine

Built in 2021

### Essential Information

MLS® #

E4394046



Price	\$2,735,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	3,827
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6619 123 Street
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3T3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Stove-Countertop Inductn
Heating	Forced Air-2, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Brick, Stucco
----------	---------------------

Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby
-------------------	--

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Brick, Stucco
--------------	---------------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	Grandview Heights School
------------	--------------------------

Middle	Grandview Heights School
--------	--------------------------

High	Strathcona High School
------	------------------------

## Additional Information

Date Listed	June 22nd, 2024
-------------	-----------------

Days on Market	313
----------------	-----

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 April 30th, 2025 at 11:32pm MDT