

## **\$2,695,000 - 6619 123 Street, Edmonton**

MLS® #E4444912

**\$2,695,000**

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® #

E4444912



Price	\$2,695,000
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

### 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
Heating	Forced Air-2, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Remote Control
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
Lot Description	854.29
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Grandview Heights School
Middle	Grandview Heights School
High	Stratchona High School

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	16
Zoning	Zone 15

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Listing information last updated on July 14th, 2025 at 3:47pm MDT