

## \$2,590,000 - 6619 123 Street, Edmonton

MLS® #E4444912

**\$2,590,000**

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          | \$2,590,000            |
| 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 | 35              |
| Zoning         | Zone 15         |

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Listing information last updated on August 2nd, 2025 at 4:17am MDT