

## \$1,080,000 - 116 Grandisle Way, Edmonton

MLS® #E4460853

**\$1,080,000**

4 Bedroom, 2.50 Bathroom, 2,263 sqft

Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

Prepare to fall in love with this quintessential family home, situated on a stunning acre lot backing a ravine, just minutes from every amenity. The romance starts at the roundabout driveway and timeless curb appeal, and the love story continues inside where nearly every inch has been thoughtfully updated. The main floor is ideal for both entertaining and busy family life with a grand living and dining room, powder room, modern kitchen, cozy family room, and dream mudroom with its own entrance. Step out from kitchen or family room onto the massive deck overlooking the park-like yard—perfect for large summer gatherings. Upstairs offers four spacious bedrooms, including a beautiful primary with 3pc ensuite and walk-in closet, plus a 5pc bath. The basement is ready for your chapter in the story. And the beauty is not just skin deep, you will appreciate the two-zone high-velocity furnace with A/C, tankless hot water, and underground rainwater collection/ irrigation system. Cupid approves!

Built in 1978

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4460853    |
| Price    | \$1,080,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,263                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 116 Grandisle Way |
| Area        | Edmonton          |
| Subdivision | Riverview Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2N7           |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Front Porch                          |
| Parking   | Double Garage Attached, Front Drive Access |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Ormsby, Good Shepherd     |
| Middle     | Bruce Smith, H.E Beriault |
| High       | Jasper Pl, Oscar Romero   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 57           |

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Listing information last updated on October 10th, 2025 at 3:17am MDT