

# \$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	48
Zoning	Zone 57

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