

\$1,189,000 - 6203 132 Street, Edmonton

MLS® #E4455322

\$1,189,000

5 Bedroom, 2.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Welcome to this beautifully renovated & updated 1646 sq ft bi-level located in the desirable Grandview Heights steps to the highly rated K-9 school, the trail systems of the river valley, the U of A & hospitals, & a short commute to downtown. The main floor offers a chic modern kitchen with stainless steel cabinetry, limestone counters, high end appliances, solid wood accents & unique glass island. Natural light streams through a wall of soaring windows into the adjacent living room with a gas fireplace & limestone surround. The dining room, also with a huge window has garden door access to the west deck overlooking the farm. Three bedrooms, one with a 3-piece ensuite, a 2-piece powder room & a spacious W-I pantry complete the main level. The fully developed lower level has a rec room with a wood-burning fireplace, two additional bedrooms, a 4-pce bathroom/laundry, & access to the over-sized heated double attached garage. Over 100K has recently been spent on upgrades in this terrific move-in ready home.

Built in 1966

Essential Information

MLS® #	E4455322
Price	\$1,189,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6203 132 Street
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3Y6

Amenities

Amenities	Air Conditioner, Deck, Open Beam
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

Exterior

Exterior	Wood, Composition, Stucco
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Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Roll Roofing
Construction	Wood, Composition, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Grandview Heights
Middle	Grandview Heights
High	Strathcona Composite

Additional Information

Date Listed	August 29th, 2025
Days on Market	44
Zoning	Zone 15

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