

# \$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

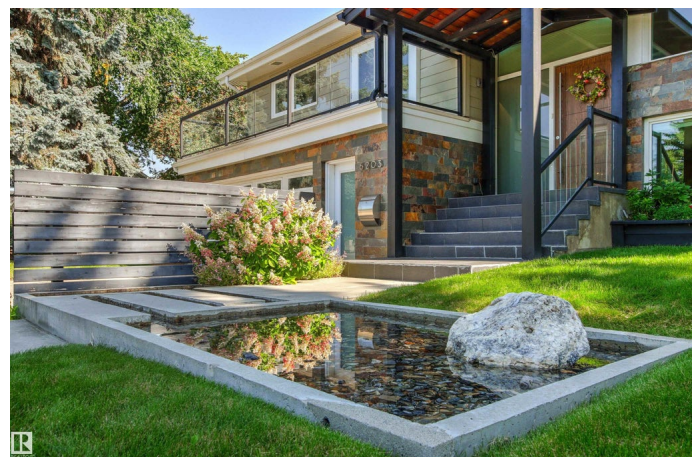
Grandview Heights (Edmonton), Edmonton, AB

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	1
Zoning	Zone 15

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Listing information last updated on August 30th, 2025 at 3:17am MDT