

# **\$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

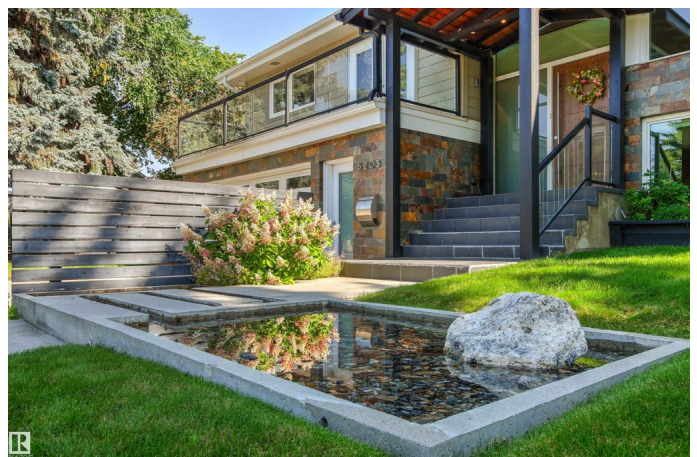
Grandview Heights (Edmonton), Edmonton, AB

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 |
|----------|---------------------------|

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 46                |
| Zoning         | Zone 15           |

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Listing information last updated on October 14th, 2025 at 6:02am MDT