

## **\$649,900 - 6955 Granville Drive, Edmonton**

MLS® #E4463620

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,121 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome Home! Beautiful new 2-storey home located in Granville backing onto the beautiful greenspace of Kim Hung Park . Spacious open-concept floor plan with 4 beds + 3 baths. Main floor includes grand great room & dining area, chef's kitchen, 4pc bath off of large den/office/bedroom. The kitchen features an ample amount of countertop/cabinetry space, with large quartz covered center islands & elegant stainless steel appliances. Huge living area made for family gatherings featuring decorative electric fireplace. Large deck off the dining room perfect for summer BBQs. Upstairs, you will be greeted by the large bonus room with tons of space for various uses. Primary bedroom includes a 5pc ensuite with large soaker tub + walk in closet. 2nd floor also boasts 2 large bedrooms with great separation area from Primary. Laundry room with sink and floor drain on upper level. Large double attached garage. Drive by and you will see subdivision being built out with occupancy of this home scheduled for Summer 2026!!!

Built in 2025

### **Essential Information**

MLS® # E4463620

Price \$649,900

Lease Rate \$10



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,121                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6955 Granville Drive |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 5X9              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplaces        | Remote Control            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding |
| Exterior Features | See Remarks                             |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation        | Concrete Perimeter                      |

## Additional Information

Date Listed            October 27th, 2025  
Days on Market        5  
Zoning                  Zone 58



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 9:17am MDT