

## \$1,250,000 - 14232 Ravine Drive, Edmonton

MLS® #E4446931

**\$1,250,000**

3 Bedroom, 2.00 Bathroom, 2,038 sqft

Single Family on 0.00 Acres

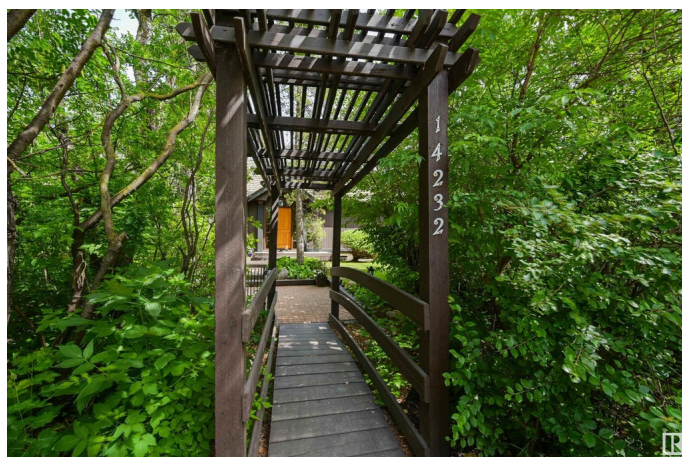
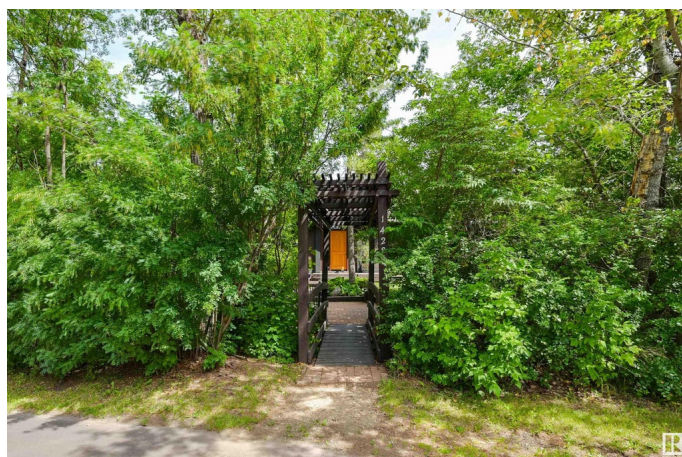
Grovenor, Edmonton, AB

Welcome to this exceptional home on sought after Ravine Drive, a true urban sanctuary designed by a Japanese Architect to fully embrace the tranquil, forest surroundings. Set on a beautifully landscaped lot with lush greenery, mature trees, & a serene pond, this property offers peace, privacy, & timeless design. Inside, the home flows effortlessly with a spacious living room featuring a cozy fireplace & panoramic views of the ravine & backyard. The main floor also includes a dining room, family room, & a well-appointed kitchen, all thoughtfully positioned to maximize light & views. The layout is ideal for both daily living & entertaining, with seamless transitions between indoor & outdoor spaces. A double attached garage offers convenient access & storage. Upstairs, the primary suite is a private retreat with abundant closet space & deluxe ensuite bath. Additional bedrooms offer flexibility for family, guests, or an office. The fully finished basement provides additional living space & endless potential.

Built in 1939

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4446931    |
| Price    | \$1,250,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,038                  |
| Acres          | 0.00                   |
| Year Built     | 1939                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14232 Ravine Drive |
| Area        | Edmonton           |
| Subdivision | Grovenor           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5N 3M2            |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Deck, Patio            |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Tile Surround                                                                                             |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood                                                                      |
| Exterior Features | Landscaped, Ravine View, Schools, Shopping Nearby, Stream/Pond, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 21         |

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Listing information last updated on August 10th, 2025 at 2:17am MDT