

# **\$1,185,000 - 14228 Ravine Drive, Edmonton**

MLS® #E4448131

**\$1,185,000**

2 Bedroom, 3.00 Bathroom, 2,494 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Tucked into a secluded ravine setting, this architecturally striking open-beam home offers a rare blend of privacy, natural beauty, & inspired design. Vaulted cedar ceilings & expansive floor-to-ceiling windows blur the lines between indoor and out. Designed for both everyday living & entertaining, the open-concept layout features hardwood floors, a remodeled kitchen with elegant granite & tiger wood accents, two fireplaces, & custom built-ins that add timeless character throughout. The upper level offers a spacious primary retreat, a versatile bonus room, a second bedroom, & a full bath. On the lower level, you'll find a staging room, recreation area, & generous storage. An attached double garage plus a dedicated workshop area completes the home's functional features. Step outside to discover an oasis of curated beauty. Tranquil water features offer idyllic spaces for dining, relaxing, or entertaining—each one framed by mature trees and lush landscaping. This is more than just a home, it's an experience.

Built in 1938

## **Essential Information**

MLS® # E4448131

Price \$1,185,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,494                  |
| Acres          | 0.00                   |
| Year Built     | 1938                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14228 Ravine Drive |
| Area        | Edmonton           |
| Subdivision | Grovenor           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5N 3M2            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Open Beam, Patio |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Mantel, Stone Facing                                                                                                                        |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Partial, Partially Finished                                                                                                                 |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                                            |
| Construction      | Wood                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 21         |

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Listing information last updated on August 3rd, 2025 at 10:32am MDT