

# **\$369,888 - 427 524 Griesbach Parade, Edmonton**

MLS® #E4422175

**\$369,888**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this stylish 2-bedroom, 2-bathroom condo in the heart of Griesbach! The spacious kitchen features an oversized island and stainless steel appliances, flowing into a dining area with a built-in coffee bar/buffet. The primary suite boasts a massive walk-in closet and a 3-piece ensuite with great storage. A second bedroom, a 4-piece bathroom, and a huge laundry room with extra space for storage complete the unit. Enjoy a titled underground parking stall with a storage cage. The upscale building offers fantastic amenities, including a guest suite, fitness room, and a common area with a pool table. Located across from Griesbach Village and within walking distance to Northgate Centre, Northgate Transit, and numerous shops and restaurants, this home offers everything you need right at your doorstep!

Built in 2018

## **Essential Information**

MLS® #	E4422175
Price	\$369,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00



Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	427 524 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Off Street Parking, Exercise Room, Parking-Visitor
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Major-General Griesbach
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Middle	Major-General Griesbach
High	Queen Elizabeth School

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	70
Zoning	Zone 27
Condo Fee	\$502

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