# \$600,000 - 711 Decoteau Way, Edmonton

MLS® #E4435258

### \$600,000

3 Bedroom, 2.50 Bathroom, 2,260 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

STUNNING Avi 2 Storey on a QUIET street in Griesbach! Great curb appeal w/ TRIPLE DORMER windows on the top floor to bring in the NATURAL light! The front entry porch is UNIQUE, bright & SPACIOUS. Engineered HARDWOOD greets you & is found throughout the main. A den/formal dining room overlooks the front street; the 2 piece bath will please guests; the bonus WALK-IN COAT CLOSET is handy! Cook in the large ISLAND KITCHEN w/ raised BREAKFAST BAR, WHITE cabinets & contrasting back splash TILE & GRANITE counters. Eat in the dining area overlooking the rear yard; the adjoining family room w/ gas FIREPLACE is perfect for entertaining! MAIN FLOOR LAUNDRY is found off the SEPARATED rear entry, very convenient! Upper floor has a BONUS ROOM w/ 2 dormers, a full 4 piece bathroom to service the 2 bedrooms. Primary suite is large, has a walk-in closet & a 5 piece ensuite w/ a raised DOUBLE VANITY. FULLY FENCED yard to play in & a DOUBLE DETACHED GARAGE to keep the cars cozy! See it you'll LOVE this place!







Built in 2012

## **Essential Information**

MLS® # E4435258 Price \$600,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,260

Acres 0.00

Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 711 Decoteau Way

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6P3

### **Amenities**

Amenities Hot Water Natural Gas

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Picnic Area, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **School Information**

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

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 41

Zoning Zone 27

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