

# **\$399,000 - 421 524 Griesbach Parade, Edmonton**

MLS® #E4445036

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,130 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this Superior Curb Appeal top floor, 2 bedrooms, 2 bathrooms condo offers Unparalleled Value and Build Quality, situated in the desirable Griesbach community! only steps to Lakes, Park, Playground, Walking-trail, K-9 School, Shopping, shops, restaurants, Northgate ETS, etc... Features open concept, large & bright 10 ft ceiling living room with luxury vinyl plank floorings throughout enhance the sophistication & elevate the allure of this home! Great balcony offers beautiful downtown view & perfect for summer BBQ! Spacious kitchen boasts SS appliances, large kitchen island, quartz countertops & an abundance of cabinets. 2 sizable bedrooms & a 4 piece bathroom. King-sized master bedroom c/w a 4pc en-suite & walk-through closet. An in-suite laundry with high-end front load washer & dryer. Title heated underground parking stall with a storage cage. Building amenities including fitness room, guest suite & social room. Shows 10/10! Quick possession available. Just move-in & ENJOY!

Built in 2018

## **Essential Information**

MLS® # E4445036

Price \$399,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	421 524 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Exercise Room, Guest Suite, Intercom, Parking-Visitor, Security Door, Social Rooms, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Griesbach School
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### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	80
Zoning	Zone 27
Condo Fee	\$558

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