

## **\$455,000 - 215 Griesbach Road, Edmonton**

MLS® #E4450570

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome Home To This "LIKE NEW" Stunning 1526 Sq Ft Designer Duplex With Air Conditioning & Double Detached Garage! This Modern Home Greet's You With A Cute First Impression Veranda & Welcoming Entryway. As you Step Inside You Are Wowed With An Open Concept Floor Plan Showcasing A Stylish Kitchen With Quartz Countertops, A Large Breakfast Island, & Stainless Steel Appliances. With 9 ft Ceilings & Windows Galore, This Bright & Airy Home Offers A Separate Dining Area, Upgraded Kitchen, Overflowing Directly Into Your Ample Sized Living Room. Step Outside Onto The Back Deck, Ideal For Hosting & BBQ's Overseeing The Huge Backyard & Double Detached Garage. The Upper Level Boasts The Primary Bedroom With Ensuite & Huge Walk-In Closet, 2 Ample Sized Bedrooms Sharing A 4 pc Main Bathroom & Your Very Own Laundry Room! This High End Neighbourhood Offers Easy Access To Walking Trails/Ponds, School/Playground, Shopping, Restaurants, Trendy Coffee Shops, ETS & More, There's Nothing Left To Do But Move In! Welcome Home!

Built in 2020

### **Essential Information**

MLS® #

E4450570



|                |               |
|----------------|---------------|
| Price          | \$455,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,527         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 215 Griesbach Road |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6S5            |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                               |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### School Information

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 27         |

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