# \$689,900 - 3314 Roy Brown Way, Edmonton

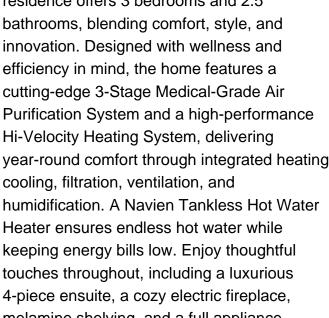
MLS® #E4443736

### \$689.900

3 Bedroom, 2.50 Bathroom, 2,001 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover the Petra quick possession home by Landmark Homes, ideally located in Edmonton's sought-after Village at Griesbachâ€"a beautifully master-planned community known for its timeless charm and thoughtful design. This spacious 2,001 sq. ft. residence offers 3 bedrooms and 2.5 Purification System and a high-performance year-round comfort through integrated heating, melamine shelving, and a full appliance package. Completing the home are a private rear deck, side entry, fully landscaped yard, and moreâ€"ready for you to move in and make it yours.



Built in 2025

#### **Essential Information**

MLS®# E4443736 Price \$689,900



Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,001

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 3314 Roy Brown Way

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6Z9

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water

Tankless, Smart/Program. Thermostat

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

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

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Prefab, Vinyl

Exterior Features Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Prefab, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary MAJOR-GENERAL GRIESBACH

Middle St. Edmund

High QUEEN ELIZABETH

# **Additional Information**

Date Listed June 20th, 2025

Days on Market 89

Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 10:47am MDT