

# **\$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 |
|----------|--------------------|

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

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Griesbach School |
|------------|------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 27         |
| Condo Fee      | \$558           |

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 August 21st, 2025 at 9:17pm MDT