

## \$599,900 - 208 Gariepy Crescent, Edmonton

MLS® #E4445306

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Step inside this meticulously maintained 3 bed, 3 bath bungalow tucked on a quiet cul-de-sac in Gariepy. The sun-soaked front living room welcomes you with gleaming hardwood floors, a bow window & open split-level design. Flowing seamlessly into the dining, the layout is perfect for entertaining with a cozy wood-burning stove & custom tile surround. The kitchen blends warmth & functionality with rich wood cabinetry, granite counters, a central island with beverage fridge, and large window overlooking the backyard. A second living room offers a gas fireplace, built-ins, and patio doors leading to the deck in west facing back yard. The primary bedroom is a peaceful retreat with an updated ensuite featuring a walk-in shower and built-in seating. Downstairs offers large rec space, 3-pc bath, laundry, tons of storage & a cold room. Enjoy the landscaped yard with garden beds, fire pit & shed. Steps to the Edmonton Country Club, river valley, and amenities—this one truly has it all!

Built in 1978

### Essential Information

MLS® # E4445306

Price \$599,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,587
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	208 Gariepy Crescent
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1A2

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	Zone 20

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 July 3rd, 2025 at 3:18pm MDT