

## \$359,888 - 427 524 Griesbach Parade, Edmonton

MLS® #E4439103

**\$359,888**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this stylish 2-bedroom, 2-bathroom condo in the heart of Griesbach! The spacious kitchen features an oversized island and stainless steel appliances, flowing into a dining area with a built-in coffee bar/buffet. The primary suite boasts a massive walk-in closet and a 3-piece ensuite with great storage. A second bedroom, a 4-piece bathroom, and a huge laundry room with extra space for storage complete the unit. Enjoy a titled underground parking stall with a storage cage. The upscale building offers fantastic amenities, including a guest suite, fitness room, and a common area with a pool table. Located across from Griesbach Village and within walking distance to Northgate Centre, Northgate Transit, and numerous shops and restaurants, this home offers everything you need right at your doorstep!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439103  |
| Price          | \$359,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,001     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 427 524 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Exercise Room, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Underground  |
| Is Waterfront  | Yes  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Public Transportation, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### School Information

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 27        |
| Condo Fee      | \$502          |

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Listing information last updated on July 27th, 2025 at 6:47am MDT