

## \$249,000 - 414 560 Griesbach Parade Parade, Edmonton

MLS® #E4442068

**\$249,000**

1 Bedroom, 1.00 Bathroom, 667 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This top floor, one bedroom, one bath suite is not to be missed! Located in Griesbach, Edmonton's most historic and award winning community, this 712 SQ FT (Builder's Size) unit has an open and functional layout and is ready for move-in. Abundant natural light from the two-storey living room. This unit has quartz countertops, soft-close cabinets and drawers, Hunter Douglas blinds, stainless steel appliances, LVP and LVT flooring with carpet in bedroom. In-suite laundry and energy efficient heat pump for heating and cooling. Underground parking stall included, life lease (no property taxes). Building treated with fire-retardant spray during construction and beautiful Hardie Plank siding. Building features include library, social room, car wash bay and exercise room. Patio has natural gas hookup for barbecue. Small pets up to 20lbs with board approval.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442068  |
| Price          | \$249,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 667       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2018                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 414 560 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6X1                         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Social Rooms |
| Parking   | Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Heat Pump, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Hardie Board Siding                            |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane, Flat   |
| Construction      | Wood, Stone, Hardie Board Siding                            |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 31      |
| Zoning         | Zone 27 |
| Condo Fee      | \$263   |

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Listing information last updated on July 13th, 2025 at 7:47pm MDT