

## \$459,999 - 253 Griesbach Road, Edmonton

MLS® #E4440898

**\$459,999**

3 Bedroom, 2.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

**SHOW HOME CONDITION!!!** Absolutely Immaculate. Three bedroom + three bathroom with fully finished basement in super desirable location. Opportunities like this don't come often. This home is 1400+ square feet above grade. The bright kitchen has top of the line ss appliances and plenty of counter space. The main floor living room is open and spacious. There's a two piece bathroom on the main off the back door which leads to a deck and gazebo and a West facing backyard. Upstairs You'll find three good sized bedrooms with the primary having a 4 piece ensuite.. The basement is finished with a bonus room and plenty of storage .Must see property. Rare find

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440898      |
| Price          | \$459,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 253 Griesbach Road |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6S5            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 27        |

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Listing information last updated on June 16th, 2025 at 4:32am MDT