

## \$379,900 - 412 4450 McCrae Avenue, Edmonton

MLS® #E4450416

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Calling All Snowbirds & Downsizers! Luxury 55+ Living at McCrae Estates in Sought-After Griesbach. Discover the perfect blend of style, space, and comfort in this beautifully upgraded 2-bedroom, 2-bathroom home. Featuring luxury vinyl plank flooring with upgraded soundproof underlay, quartz countertops with a seamless backsplash, upgraded appliances, soaring vaulted ceilings and spacious balcony where you can see the downtown city skyline, this home is designed for effortless living. McCrae Estates offers premium amenities including a fitness centre, social lounge, guest suite, library, and heated underground parking with a titled stall and storage cage. Enjoy low-maintenance, high-comfort living in one of Edmonton's most desirable adult communities! Condo fees include heat, water and sewer!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450416  |
| Price          | \$379,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,037     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 412 4450 Mccrae Avenue |
| Area        | Edmonton               |
| Subdivision | Griesbach              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5E 6S4                |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Guest Suite, No Smoking Home, Parking-Extra, Secured Parking, Social Rooms, Vaulted Ceiling, Storage Cage |
| Parking   | Heated, Underground                                                                                                          |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Control, 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, Brick, Composition                |
| Exterior Features | Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Brick, Composition                |
| Foundation        | Concrete Perimeter                      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

Days on Market     27  
Zoning                Zone 27  
Condo Fee           \$585

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