

Courtesy Of Christina A Reid Of Century 21 Leading

## \$591,975 - 6106 Carr Road, Edmonton

MLS® #E4420288

**\$591,975**

3 Bedroom, 2.50 Bathroom, 1,576 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Nestled in the charming Villages at Griesbach, this brand-new 1,576 sq. ft. home blends comfort, elegance, and modern living. Surrounded by mature trees, the main floor features a versatile flex room, a spacious walk-in pantry, and a cozy living room with a fireplace. In the kitchen, you'll find pristine quartz countertops, two-tone ceiling-height cabinetry, upgraded lighting, and stainless appliances. A side entrance allows for future basement suite potential, while the exterior will be fully finished with a deck, landscaping, and fencing. Additionally, a 20' x 20' detached garage is INCLUDED for convenience. Designed for efficiency, this home includes an air purification system, high-efficiency heating, and a tankless hot water system. Located in a family-friendly community you're within walking distance of a K-9 school, many greenspaces, walking trails, and amenities. With easy access to shopping, dining, and recreation, it's the ideal place to call home.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420288  |
| Price     | \$591,975 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,576                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6106 Carr Road |
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 6Y4        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Prefab, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Prefab, Vinyl      |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
| Middle     | St. Edmund Catholic     |
| High       | Queen Elizabeth         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 61                 |
| Zoning         | Zone 27            |

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Listing information last updated on April 6th, 2025 at 3:47pm MDT