

Courtesy Of Todd R Burke Of RE/MAX River City

# \$309,900 - 101 504 Griesbach Parade Parade, Edmonton

MLS® #E4425128

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,071 sqft  
Condo / Townhouse on 0.00 Acres

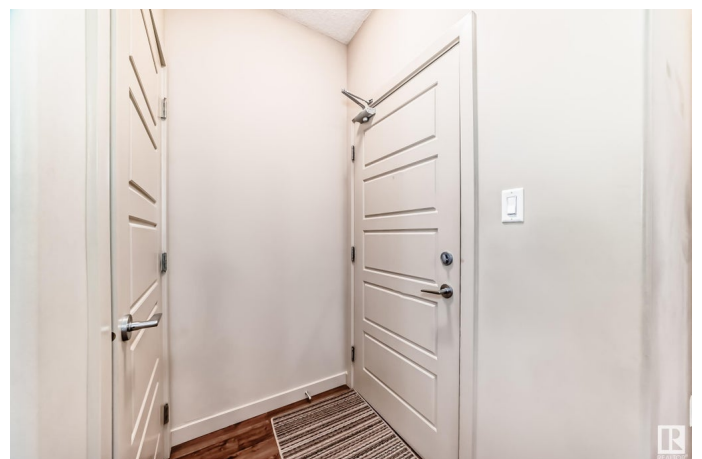
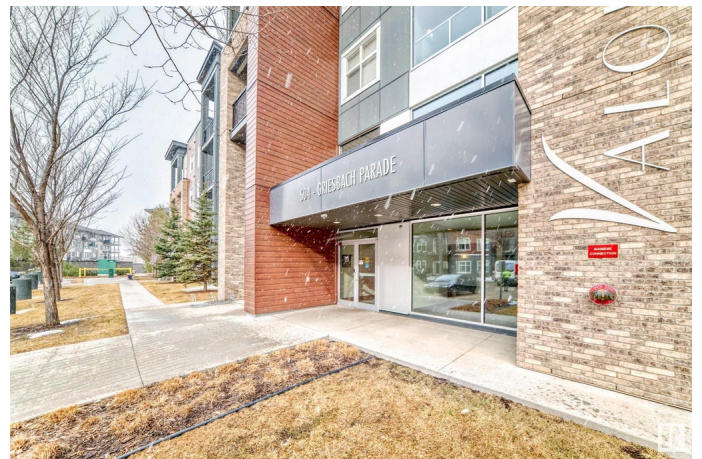
Griesbach, Edmonton, AB

**GORGEOUS!!** This large Corner unit offers 2 bed rooms, a den area and a massive patio with a gate for the convenience of going for a walk, shopping across the street or visitors coming over. Inside you will find an open concept with a huge island kitchen featuring quartz countertops, backsplash, white cabinets and stainless steel appliances overlooking the large living room and dining room. Patio doors to the patio with a gas line for the barbeque. The master bedroom is a generous size with a walk through closet that leads to your very nice ensuite. The second bedroom is a good size as well. The main bath is very nice and there is a den/office space. There is also A.C and a titled underground heated parking stall that is located right beside the elevator. The building is well run with an exercise and social room. The building and home have a great location.

Built in 2016

## Essential Information

MLS® #	E4425128
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00



Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	101 504 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6V9

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 11th, 2025
Days on Market	33
Zoning	Zone 27
Condo Fee	\$619

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Listing information last updated on April 13th, 2025 at 2:02pm MDT