

# **\$354,888 - 427 524 Griesbach Parade, Edmonton**

MLS® #E4456002

**\$354,888**

2 Bedroom, 2.00 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this stylish 2-bedroom, 2-bathroom condo in the heart of Griesbach! The spacious kitchen features an oversized island and stainless steel appliances, flowing into a dining area with a built-in coffee bar/buffet. The primary suite boasts a massive walk-in closet and a 3-piece ensuite with great storage. A second bedroom, a 4-piece bathroom, and a huge laundry room with extra space for storage complete the unit. Enjoy a titled underground parking stall with a storage cage. The upscale building offers fantastic amenities, including a guest suite, fitness room, and a common area with a pool table. Located across from Griesbach Village and within walking distance to Northgate Centre, Northgate Transit, and numerous shops and restaurants, this home offers everything you need right at your doorstep!

Built in 2018

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456002  |
| Price          | \$354,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,001     |
| Acres          | 0.00      |



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

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 427 524 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Off Street Parking, Exercise Room, Parking-Visitor |
| Parking Spaces | 1                                                  |
| Parking        | Underground                                        |
| Is Waterfront  | Yes                                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| # of Stories      | 4                                                                          |
| Stories           | 4                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Public Transportation, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Major-General Griesbach |
| Middle     | Major-General Griesbach |
| High       | Queen Elizabeth School  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 27             |
| Condo Fee      | \$502               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 12:17am MDT