

## \$525,000 - 207 Griesbach Road, Edmonton

MLS® #E4456103

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Beautiful and immaculate half duplex in the premier, family-friendly community of Griesbach! This stylish home offers over 1,500 sq. ft. above grade plus a fully finished 665 sq. ft. basement, giving your family plenty of room to grow. The bright and open main floor features modern finishes, spacious living and dining areas, and a well-appointed kitchen with modern finishes and Quartz counters. Upstairs youâ€™ll find comfortable bedrooms, including a generous primary suite with an ensuite bath. Even the main bedroom bath is equipped with Quartz countertops and double sinks. The fully finished basement includes an in-law suite, perfect for extended family, a nanny, or guests. Located in one of Edmontonâ€™s most desirable neighborhoods, youâ€™ll love being steps from schools, parks, greenspaces, walking trails and a community garden, while enjoying quick access to shopping and major routes. A turn-key home in a vibrant community, ready for your family to move in and make lasting memories!

Built in 2018

### Essential Information

MLS® # E4456103

Price \$525,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	207 Griesbach Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6S5

### Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Major General Griesbach
Middle	Major General Griesbach

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	3
Zoning	Zone 27

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Listing information last updated on September 7th, 2025 at 12:32am MDT