

# **\$317,000 - 213 504 Griesbach Parade Parade, Edmonton**

MLS® #E4456122

**\$317,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

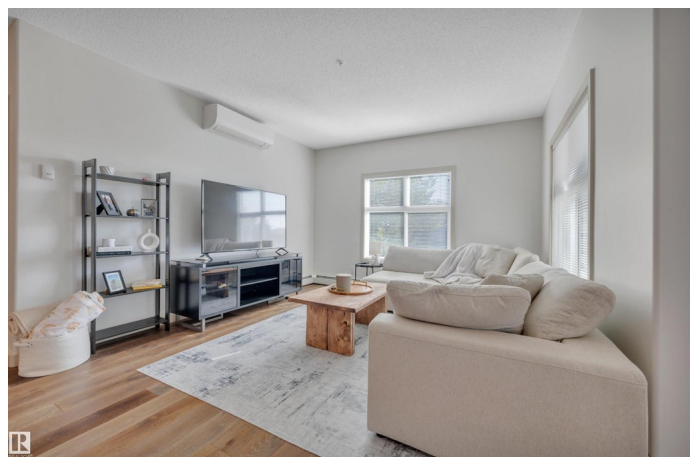
Griesbach, Edmonton, AB

Welcome to Griesbach! Discover this stunning 2 bed / 2 bath + den corner suite in Valour II. This air-conditioned and meticulously maintained condo comes with 2 titled underground parking stalls and a storage cage. The open concept layout, 9' ceilings, large windows, and luxury vinyl flooring welcomes you into the bright main living space. The modern kitchen shines with stainless steel appliances, quartz countertops, and large pantry cupboard. Beyond the spacious living room lies your SE-facing corner balcony. The primary suite includes a walk-through closet and 3-piece ensuite, while the second bedroom and 4-piece main bath are perfect for guests or a home office. Added conveniences include in-suite laundry and access to the fitness facility and party room. All this just steps away from public transit, walking trails, and the many new shops and restaurants of Griesbach. A must see!

Built in 2016

## **Essential Information**

MLS® #	E4456122
Price	\$317,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,076
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	213 504 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6V9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Anne, Lauderdale
Middle	Major General, Rosslyn
High	Queen Elizabeth

### Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	Zone 27
Condo Fee	\$679

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