

Courtesy Of Brad S Pipella Of Century 21 Masters

## **\$499,500 - 428 524 Griesbach Parade Parade, Edmonton**

MLS® #E4444438

**\$499,500**

2 Bedroom, 2.00 Bathroom, 1,284 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Very First Top Floor Corner Unit to Hit the Market Since the Building Opened in 2019! Step into Style & Taste in this Contemporary 1284 sf 2 Bed, 2 Bath + Den Condo. Featuring 10' Ceilings, Expansive Windows w/Custom Blinds, Drapes & Transoms, Kitchen w/Quartz Counters, Waterfall Island, SS Appliances & Crisp White Cabinetry w/Extended Uppers. The Open Layout is Perfect for Entertaining w/ Room for 5 at Island, Large Dining Space, Comfy Living Rm & Beautiful Wrap Around Deck w/East & South Views Perfect for Evening Cocktails or Your Morning Coffee! Thoughtful Design w/Spacious Primary Featuring a Gorgeous 3pc. Ensuite & Lg. Walk-In Closet, Functional & Bright Den w/Sliding Doors, Guest Bed w/its Own Walk-In Closet, Full Size Laundry Rm w/Counter-Top & Upper Cabinets. Add'l Upgrades & Features; 10mm shower Glass, High Profile Toilets, Raised Panel Shaker Cabinets, A/C, 2 Titled Parking Stalls, 1 Underground w/Storage Cage & 1 Surface. Steps from Patricia Lake, Trail System, Shops & Dining. Shows 10/10!

Built in 2018

### **Essential Information**

MLS® # E4444438

Price \$499,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,284
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	428 524 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Stall, Underground
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Lake, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	5
Zoning	Zone 27
Condo Fee	\$659

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Listing information last updated on July 1st, 2025 at 4:17am MDT