# \$399,000 - 421 524 Griesbach Parade, Edmonton

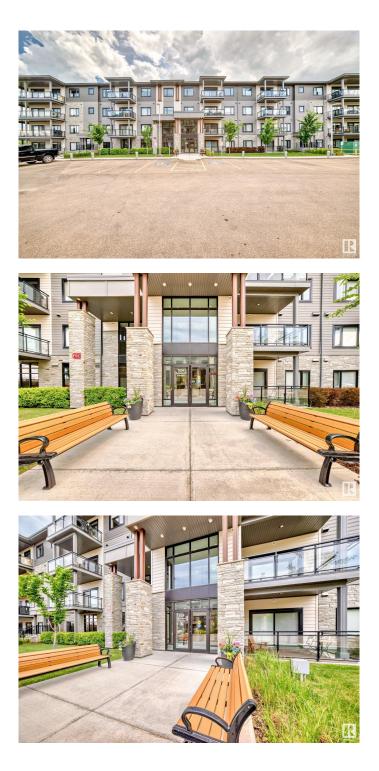
MLS® #E4445036

#### \$399,000

2 Bedroom, 2.00 Bathroom, 1,130 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this Superior Curb Appeal top floor, 2 bedrooms, 2 bathrooms condo offers Unparalleled Value and Build Quality, situated in the desirable Griesbach community! only steps to Lakes, Park, Playground, Walking-trail, K-9 School, Shopping, shops, restaurants, Northgate ETS, etc... Features open concept, large & bright 10 ft ceiling living room with luxury vinyl plank floorings throughout enhance the sophistication & elevate the allure of this home! Great balcony offers beautify downtown view & perfect for summer BBQ! Spacious kitchen boasts SS appliances, large kitchen island, quartz countertops & an abundance of cabinets. 2 sizable bedrooms & a 4 piece bathroom. King-sized master bedroom c/w a 4pc en-suite & walk-through closet. An in-suite laundry with high-end front load washer & dryer. Title heated underground parking stall with a storage cage. Building amenities including fitness room, guest suite & social room. Shows 10/10! Quick possession available. Just move-in & ENJOY!



Built in 2018

### **Essential Information**

| MLS® # | E4445036  |
|--------|-----------|
| Price  | \$399,000 |

| Bedrooms       | 2                      |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,130                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

# **Community Information**

| Address     | 421 524 Griesbach Parade |
|-------------|--------------------------|
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

# Amenities

| Amenities      | Air Conditioner, Ceiling 10 ft., Exercise Room, Guest Suite, Intercom, |
|----------------|--|
|                | Parking-Visitor, Security Door, Social Rooms, Vinyl Windows, Storage   |
|                | Cage   |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

# Interior

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

## Exterior

Exterior Wood, Stone, Vinyl

| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
|-------------------|--|
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

#### **School Information**

Elementary Griesbach School

#### **Additional Information**

| Date Listed    | June 28th, 2025 |
|----------------|-----------------|
| Days on Market | 69              |
| Zoning         | Zone 27         |
| Condo Fee      | \$558           |

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Listing information last updated on September 4th, 2025 at 9:33pm MDT