

# \$415,000 - 207 528 Griesbach Parade Parade, Edmonton

MLS® #E4424716

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Experience modern elegance in this stunning two-bedroom, two-bathroom condo in the heart of Griesbach. This sophisticated home features a sleek kitchen with a full tiled wall, walk-in pantry, waterfall Calcutta quartz island, and upgraded stainless steel appliances. Luxury vinyl plank flooring flows throughout, complemented by a stylish wine fridge and bar area. The primary suite offers a spacious closet and serene 4-piece ensuite, while both the spare bedroom and primary boasts a chic barn door closet. Enjoy breathtaking sunsets and peaceful walking paths from your private patio. The building offers exceptional amenities, including a fitness center and party room. Complete with central A/C, a separate laundry room, and a titled underground parking stall with private storage—this is refined living at its finest. Act quickly, as views such as this don't come along everyday!!

Built in 2018

## Essential Information

MLS® #	E4424716
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,098



Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	207 528 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4H5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Party Room, Secured Parking
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 7th, 2025
Days on Market	56
Zoning	Zone 27
Condo Fee	\$558

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