

# **\$309,900 - 101 504 Griesbach Parade Parade, Edmonton**

MLS® #E4425128

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

**GORGEOUS!!** This large Corner unit offers 2 bed rooms, a den area and a massive patio with a gate for the convenience of going for a walk, shopping across the street or visitors coming over. Inside you will find an open concept with a huge island kitchen featuring quartz countertops, backsplash, white cabinets and stainless steel appliances overlooking the large living room and dining room. Patio doors to the patio with a gas line for the barbeque. The master bedroom is a generous size with a walk through closet that leads to your very nice ensuite. The second bedroom is a good size as well. The main bath is very nice and there is a den/office space. There is also A.C and a titled underground heated parking stall that is located right beside the elevator. The building is well run with an exercise and social room. The building and home have a great location.

Built in 2016

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4425128  |
| Price          | \$309,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,071     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 101 504 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6V9                         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground, See Remarks   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Fiber Cement   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Fiber Cement   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 27          |
| Condo Fee      | \$619            |

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Listing information last updated on April 21st, 2025 at 10:47am MDT