# \$147,000 - 417 4450 Mccrae Avenue, Edmonton

MLS® #E4428016

#### \$147,000

0 Bedroom, 1.00 Bathroom, 513 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

CHEAPEST condominium apartment in Griesbach! This charming studio unit is ideally located within walking distance of Rosedale Seniors Lodge and Kipnes Centre for Veterans, making it an excellent choice for family members or individuals seeking a quiet, adult-only building (55+). The professionally managed building offers a range of AMENITIES, including a guest suite, library, exercise room, and social room for private events. Inside the unit, you'll find dark kitchen cabinets paired with a black appliance package and a central island that opens to the living area with newly installed laminate flooring. The high VAULTED CEILINGS enhance the sense of space, while the large storage and laundry room, complete with a washer and dryer, adds convenience. The full bathroom and flex room, offer privacy. Additional storage and a titled parking stall are included. Situated in a peaceful neighbourhood, it's close to shopping, YMCA, bus routes, and Beaumaris Lake. DON'T MISS OUT!







Built in 2011

## **Essential Information**

MLS® # E4428016 Price \$147,000 Bathrooms 1.00

Full Baths 1

Square Footage 513

Acres 0.00

Year Built 2011

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Studio Suite

Status Active

## **Community Information**

Address 417 4450 Mccrae Avenue

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6S4

## **Amenities**

Amenities Ceiling 10 ft., Detectors Smoke, Guest Suite, Parking-Plug-Ins,

Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite,

Storage-Locker Room, Vaulted Ceiling, Vinyl Windows

Parking Stall

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

**Exterior** 

Exterior Wood, Brick, Stucco, Vinyl

Exterior Features Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 215

Zoning Zone 27

Condo Fee \$271

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