

Courtesy Of Christina A Reid Of Century 21 Leading

\$555,000 - 3312 Roy Brown Way, Edmonton

MLS® #E4449770

\$555,000

3 Bedroom, 2.50 Bathroom, 1,648 sqft
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome home to the Louvre, a stylish and spacious duplex thoughtfully crafted for modern living. Located exclusively in Village at Griesbach, this model offers the perfect combination of function, comfort, and community charm. With a bright open-concept layout, side entry, designer finishes, and well-planned living spaces, the Louvre is ideal for families, professionals, or anyone looking to settle into one of Edmonton’s most picturesque neighbourhoods. Landscaping, a rear deck, and fencing are all included, making it easy to enjoy your home inside and out from day one.

Built in 2025

Essential Information

MLS® #	E4449770
Price	\$555,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

Community Information

Address	3312 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Prefab, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	MAJOR-GENERAL GRIESBACH
Middle	St. Edmund
High	QUEEN ELIZABETH

Additional Information

Date Listed July 23rd, 2025
Days on Market 99
Zoning Zone 27

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