# **\$345,000 - 127 524 Griesbach Parade, Edmonton**

MLS® #E4450709

## \$345,000

1 Bedroom, 1.50 Bathroom, 1,092 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

MASTERPIECE. Experience modern luxury in this stylish loft at the heart of Griesbach. The kitchen is the perfect entertaining space and equipped with high end stainless steel appliances, sleek soft close cabinets, pristine quartz countertops and opens up to soaring 18ft ceilings equipped with automatic blinds that give the choice between sleeping in or waking up to breathtaking views. Upstairs wall to wall built-in shelving so you can dress for success. The oversized bathroom features two separate sinks and the adjoining space has been thoughtfully reworked into a dedicated office space or den. Start a peaceful morning at your very own coffee nook then walk out to your patio or into Griesbach Village; home of so many trendy shops and restaurants. Go for a walk in the nearby park, around the lake or to one of the many trails this area has to offer. Gather some friends for a game of pool in the social room and get your workouts done in the fitness room. Elevated living awaits, will you answer the call?

Built in 2018

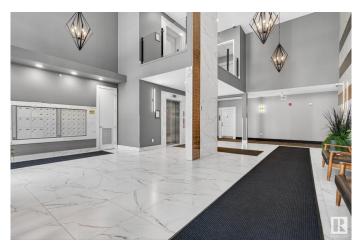
#### **Essential Information**

MLS® # E4450709 Price \$345,000

Bedrooms 1







Bathrooms 1.50 Full Baths 1

Half Baths 1

Square Footage 1,092 Acres 0.00 Year Built 2018

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 127 524 Griesbach Parade

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6X2

## **Amenities**

Amenities Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room,

Guest Suite, No Smoking Home, Smart/Program. Thermostat, Social

Rooms, Vinyl Windows, See Remarks, Storage Cage

Parking Spaces 1

Parking Heated, Underground

Is Waterfront Yes

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings, Wine/Beverage Cooler

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **School Information**

Elementary Major General Griesbach

Middle St. Cecilia

High Archbishop O'Leary

## **Additional Information**

Date Listed August 1st, 2025

Days on Market 90

Zoning Zone 27

Condo Fee \$485

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