

## \$398,000 - 434 560 Griesbach Parade Parade, Edmonton

MLS® #E4418226

### \$398,000

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Willingdon, 1333 SQ FT (builder's size) 3 bed, 2 bath located on the top (4th) floor of The Connaught at Griesbach, in the award-winning community of Griesbach. Numerous walking trails, manmade lake, schools, shopping and restaurants nearby. Best in class energy efficient air conditioning heat pump unit, quartz countertops throughout, soft-close cabinets and drawers, LVP and LVT flooring with carpet in bedrooms. Enjoy the west facing deck with NG BBQ hookup. One underground parking stall included plus one exterior surface stall. Stalls are life lease (no property tax). Building amenities include car wash bay, underground parking, library, exercise room and social/party room.

Built in 2019

### Essential Information

MLS® #	E4418226
Price	\$398,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.00
Year Built	2019



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	434 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Sprinkler System-Fire
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 16th, 2025
Days on Market	107

Zoning	Zone 27
Condo Fee	\$490

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