

## \$529,000 - 313 Grand Meadow Crescent, Edmonton

MLS® #E4432317

**\$529,000**

4 Bedroom, 3.50 Bathroom, 2,213 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Imagine a street where neighbours wave as they walk by, and your home is the heart of it all. Summer nights are spent in your spacious backyard, setting up an outdoor projection screen for movie nights under the stars—kids sprawled on blankets, popcorn in hand, laughter in the air. A trampoline in the corner keeps the energy going, while you kick back and soak it all in. Vaulted ceilings and wall of windows make it feel open and bright. A wood-burning fireplace, is where board games are played and stories told. The kitchen is big enough to bake cookies with the grandkids without tripping over them as they sneak a snack. Your primary suite is a cozy escape with a walk-in closet, ensuite with jetted tub just waiting for you at the end of the day. A finished basement gives even more room to make more memories. With a newer furnace, hot water tank, and roof, all the big updates are already done. Being just a block from the LRT makes city access a breeze. Some photos virtual staged. This home is a must see!



Built in 1986

### Essential Information

MLS® # E4432317

Price \$529,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,213
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	313 Grand Meadow Crescent
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1W9

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Greenview School  
Middle                              Edith Rogers School  
High                                 W.P. Wagner School

**Additional Information**

Date Listed                      April 23rd, 2025  
Days on Market                10  
Zoning                              Zone 29

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