

## \$249,000 - 414 560 Griesbach Parade Parade, Edmonton

MLS® #E4442068

**\$249,000**

1 Bedroom, 1.00 Bathroom, 667 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This top floor, one bedroom, one bath suite is not to be missed! Located in Griesbach, Edmonton's most historic and award winning community, this 712 SQ FT (Builder's Size) unit has an open and functional layout and is ready for move-in. Abundant natural light from the two-storey living room. This unit has quartz countertops, soft-close cabinets and drawers, Hunter Douglas blinds, stainless steel appliances, LVP and LVT flooring with carpet in bedroom. In-suite laundry and energy efficient heat pump for heating and cooling. Underground parking stall included, life lease (no property taxes). Building treated with fire-retardant spray during construction and beautiful Hardie Plank siding. Building features include library, social room, car wash bay and exercise room. Patio has natural gas hookup for barbecue. Small pets up to 20lbs with board approval.

Built in 2018

### Essential Information

MLS® #	E4442068
Price	\$249,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	667



Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Social Rooms
Parking	Underground

### Interior

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	June 12th, 2025
-------------	-----------------

Days on Market	52
Zoning	Zone 27
Condo Fee	\$263

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 10:02am MDT