

## \$459,999 - 253 Griesbach Road, Edmonton

MLS® #E4440898

**\$459,999**

3 Bedroom, 2.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

**SHOW HOME CONDITION!!!** Absolutely Immaculate. Three bedroom + three bathroom with fully finished basement in super desirable location. Opportunities like this don't come often. This home is 1400+ square feet above grade. The bright kitchen has top of the line ss appliances and plenty of counter space. The main floor living room is open and spacious. There's a two piece bathroom on the main off the back door which leads to a deck and gazebo and a West facing backyard. Upstairs You'll find three good sized bedrooms with the primary having a 4 piece ensuite.. The basement is finished with a bonus room and plenty of storage .Must see property. Rare find

Built in 2013

### Essential Information

MLS® #	E4440898
Price	\$459,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2013
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	253 Griesbach Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6S5

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 27

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 June 15th, 2025 at 1:47pm MDT