

# **\$259,975 - 107 504 Griesbach Parade Parade, Edmonton**

MLS® #E4424192

**\$259,975**

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

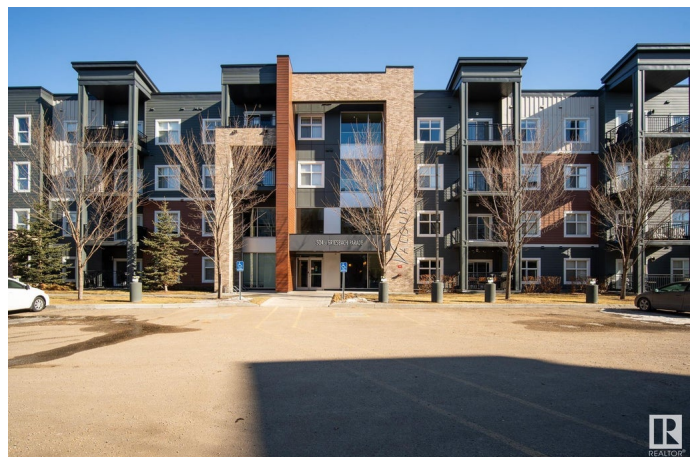
Griesbach, Edmonton, AB

HUGE PATIO with gate access to cafes, restaurants and shopping await in this nice and very clean Original-Owner 2 bedroom, 2 bathroom ground-floor, apartment condo in Griesbach, in North Edmonton. Upgraded Hunter Douglas Roller Shades will stay (curtains will be removed). Upgraded kitchen package with large pantry and quartz countertops. Undermount sinks. Upgraded carpet. 3 awesome ceiling fans. QUIET BUILDING. In suite laundry. The social room is beautifully appointed and includes a pool table. Fitness room and social areas. Parkade fits pick-ups. Condo fees make for easy living - including everything, except power and internet. Titled parking stall is #201. Lots of convenient Visitor Parking.

Built in 2016

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4424192  |
| Price          | \$259,975 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |
| Acres          | 0.00      |
| Year Built     | 2016      |



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

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 107 504 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6V9                         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Barrier Free Home, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water   |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Fiber Cement              |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Brick, Fiber Cement              |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 6th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 44      |
| Zoning         | Zone 27 |
| Condo Fee      | \$510   |

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Listing information last updated on April 19th, 2025 at 8:32am MDT