

## \$459,900 - 5313 Admiral Girouard Street, Edmonton

MLS® #E4434719

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

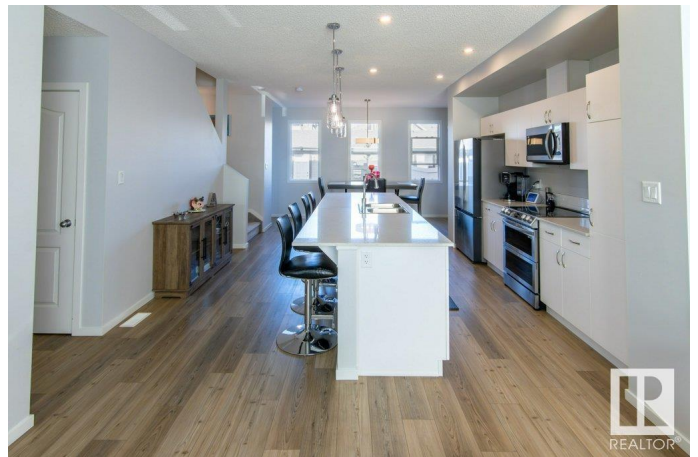
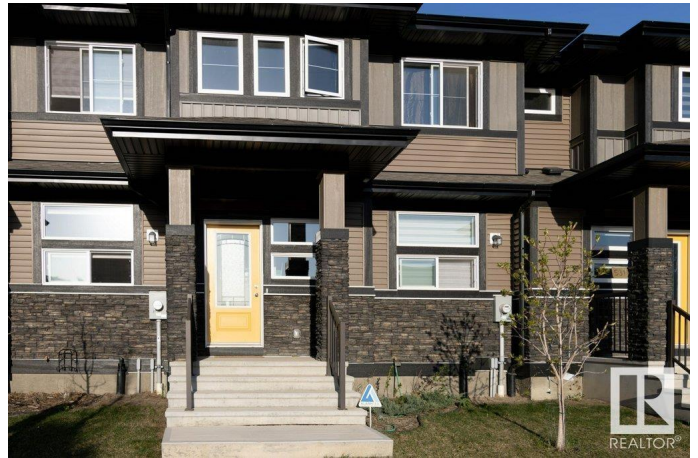
Griesbach, Edmonton, AB

**PREMIUM TOWNHOME!** Custom built by Pacesetter Homes, the *Calder*™ offers 3 beds, 3 baths & NO CONDO FEES! Featuring loads of upgrades including A/C, designer lighting, quartz counters, gorgeous ceramic tile & quality vinyl plank flooring. The spacious open concept floor plan has lots of big windows, a bright living room open to the chef's kitchen with massive island, breakfast bar, elegant cabinetry, high end s/s appliances, sunny dining area & is completed with a 2-pce bath & handy mudroom. The upper level has 3 generous bedrooms, family bath & laundry. The primary has a huge closet & luxury ensuite. The basement offers lots more potential living space. The attractive exterior has great curb appeal, stone accents, fenced yard and d/detached garage. Village at Griesbach is an award-winning development that beautifully retains all the character of its rich history. Surrounded by lakes, trails & green space - IMPRESSIVE!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434719  |
| Price     | \$459,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,516                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5313 Admiral Girouard Street |
| Area        | Edmonton                     |
| Subdivision | Griesbach                    |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5E 6X5                      |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Detectors Smoke, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Double Garage Detached       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 27       |

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Listing information last updated on May 10th, 2025 at 2:17pm MDT