# \$555,000 - 3312 Roy Brown Way, Edmonton

MLS® #E4449770

#### \$555,000

3 Bedroom, 2.50 Bathroom, 1,648 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome home to the Louvre, a stylish and spacious duplex thoughtfully crafted for modern living. Located exclusively in Village at Griesbach, this model offers the perfect combination of function, comfort, and community charm. With a bright open-concept layout, side entry, designer finishes, and well-planned living spaces, the Louvre is ideal for families, professionals, or anyone looking to settle into one of Edmonton's most picturesque neighbourhoods. Landscaping, a rear deck, and fencing are all included, making it easy to enjoy your home inside and out from day one.



#### **Essential Information**

MLS®# E4449770 Price \$555,000

3 Bedrooms

2.50 **Bathrooms** 

**Full Baths** 2

Half Baths 1

Square Footage 1,648

Acres 0.00 Year Built

Single Family Type

2025

Sub-Type Half Duplex







Style 2 Storey Status Active

## **Community Information**

3312 Roy Brown Way Address

Area Edmonton Subdivision Griesbach City Edmonton **ALBERTA** County

Province AB

Postal Code T5E 6Z9

**Amenities** 

**Amenities** Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water

Tankless, Smart/Program. Thermostat, HRV System

**Double Garage Attached Parking** 

Interior

**Interior Features** ensuite bathroom

Dishwasher-Built-In, **Appliances** Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Forced Air-1, Natural Gas Heating

Fireplace Yes Fireplaces Insert

**Stories** 2

Has Basement Yes

Full, Unfinished Basement

**Exterior** 

Exterior Prefab, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, **Public** 

Transportation, Schools, Shopping Nearby

Roof **Asphalt Shingles** Construction Prefab, Vinyl

Foundation Concrete Perimeter

**School Information** 

MAJOR-GENERAL GRIESBACH Elementary

Middle St. Edmund

High **QUEEN ELIZABETH** 

### **Additional Information**

Date Listed July 23rd, 2025

Days on Market 101

Zoning Zone 27

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Listing information last updated on October 31st, 2025 at 10:47pm MDT