

## **\$585,000 - 711 Decoteau Way, Edmonton**

MLS® #E4453868

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

STUNNING Avi 2 Storey on a QUIET street in Griesbach! Great curb appeal w/ TRIPLE DORMER windows on the top floor to bring in the NATURAL light! The front entry porch is UNIQUE, bright & SPACIOUS. Engineered HARDWOOD greets you & is found throughout the main. A den/formal dining room overlooks the front street; the 2 piece bath will please guests; the bonus WALK-IN COAT CLOSET is handy! Cook in the large ISLAND KITCHEN w/ raised BREAKFAST BAR, WHITE cabinets & contrasting back splash TILE & GRANITE counters. Eat in the dining area overlooking the rear yard; the adjoining family room w/ gas FIREPLACE is perfect for entertaining! MAIN FLOOR LAUNDRY is found off the SEPARATED rear entry, very convenient! Upper floor has a BONUS ROOM w/ 2 dormers, a full 4 piece bathroom to service the 2 bedrooms. Primary suite is large, has a walk-in closet & a 5 piece ensuite w/ a raised DOUBLE VANITY. FULLY FENCED yard to play in & a DOUBLE DETACHED GARAGE to keep the cars cozy! See it you'll LOVE this place!

Built in 2012

### **Essential Information**

MLS® # E4453868

Price \$585,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	711 Decoteau Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6P3

### Amenities

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 20th, 2025
Zoning	Zone 27

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Listing information last updated on August 20th, 2025 at 9:02pm MDT