

## \$525,000 - 207 Griesbach Road, Edmonton

MLS® #E4456103

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Beautiful and immaculate half duplex in the premier, family-friendly community of Griesbach! This stylish home offers over 1,500 sq. ft. above grade plus a fully finished 665 sq. ft. basement, giving your family plenty of room to grow. The bright and open main floor features modern finishes, spacious living and dining areas, and a well-appointed kitchen with modern finishes and Quartz counters. Upstairs you'll find comfortable bedrooms, including a generous primary suite with an ensuite bath. Even the main bedroom bath is equipped with Quartz countertops and double sinks. The fully finished basement includes an in-law suite, perfect for extended family, a nanny, or guests. Located in one of Edmonton's most desirable neighborhoods, you'll love being steps from schools, parks, greenspaces, walking trails and a community garden, while enjoying quick access to shopping and major routes. A turn-key home in a vibrant community, ready for your family to move in and make lasting memories!

Built in 2018

### Essential Information

MLS® # E4456103

Price \$525,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,527         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 207 Griesbach Road |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6S5            |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                                                             |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools |

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

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
| Middle     | Major General Griesbach |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 27             |

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Listing information last updated on September 11th, 2025 at 6:17am MDT