

# \$415,000 - 207 528 Griesbach Parade Parade, Edmonton

MLS® #E4424716

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

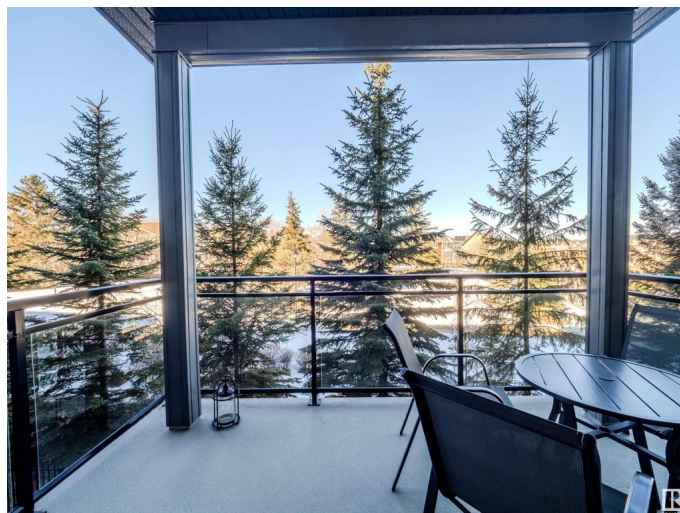
Griesbach, Edmonton, AB

Experience modern elegance in this stunning two-bedroom, two-bathroom condo in the heart of Griesbach. This sophisticated home features a sleek kitchen with a full tiled wall, walk-in pantry, waterfall Calcutta quartz island, and upgraded stainless steel appliances. Luxury vinyl plank flooring flows throughout, complemented by a stylish wine fridge and bar area. The primary suite offers a spacious closet and serene 4-piece ensuite, while both the spare bedroom and primary boasts a chic barn door closet. Enjoy breathtaking sunsets and peaceful walking paths from your private patio. The building offers exceptional amenities, including a fitness center and party room. Complete with central A/C, a separate laundry room, and a titled underground parking stall with private storage—this is refined living at its finest. Act quickly, as views such as this don't come along everyday!!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424716  |
| Price          | \$415,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,098     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2018                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 207 528 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 4H5                         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Party Room, Secured Parking |
| Parking   | Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 27         |
| Condo Fee      | \$558           |

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Listing information last updated on April 6th, 2025 at 1:32pm MDT