# \$445,000 - 187 Griesbach Road, Edmonton

MLS® #E4444709

#### \$445.000

3 Bedroom, 2.50 Bathroom, 1,273 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

This townhome built by Coventry Homes blends smart design with modern styleâ€"and comes with no condo fees. The kitchen features gorgeous cabinetry, quartz countertops, stainless steel appliances, and a striking tile backsplash, all flowing into the dining and living areas for a cohesive, open-concept feel. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom offers a walk-in closet and 4-piece ensuite, while two additional bedrooms and a full bath complete the upper floor. The unfinished basement with bathroom rough-in is ready for your personal touch. Outside, enjoy a fully landscaped yard and double detached garage. Plus, your home is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos not of actual home, some finishings may vary\*



### **Essential Information**

MLS® # E4444709

Price \$445,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,273







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 187 Griesbach Road

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 2K1

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Smart/Program.

Thermostat, Vinyl Windows, HRV System

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

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

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 127

Zoning Zone 27

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