

## \$430,000 - 4408 Mccrae Avenue, Edmonton

MLS® #E4413902

### \$430,000

3 Bedroom, 2.50 Bathroom, 1,122 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the highly desirable condo of Brigades Of Griesbach perfectly located in the community of Griesbach. This bungalow with a fully finished basement is nicely renovated and has a great floor plan. 2 large main floor bedrooms, one with a ensuite and main floor laundry. The basement has a 3rd bedroom with another full washroom. Tankless hot water and a well maintained furnace. You'll notice the care of ownership the moment you walk into the home. Across from walking paths, a children's play park perfect for when the grand kids come over to visit! Ample public parking and public transit and shopping nearby. This property is being sold as-is, where-is with no warrants or representations.

Built in 2009

### Essential Information

MLS® #	E4413902
Price	\$430,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	4408 McCrae Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N6

### **Amenities**

Amenities	Detectors Smoke, Hot Water Tankless, Storage-In-Suite, Television Connection, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	145
Zoning	Zone 27
Condo Fee	\$350

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