

## \$240,000 - 415 560 Griesbach Parade Parade, Edmonton

MLS® #E4427675

**\$240,000**

1 Bedroom, 1.00 Bathroom, 663 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

TOP(4th) floor, 712sqft (builder's size) one bedroom and one bath condo in sought-after community of Griesbach. This upgraded and bright unit features 18-foot ceiling in living room, custom Hunter Douglas blinds (power blind on the upper window), phantom screen door to balcony, custom California closet organizer in primary closet, stainless steel appliances, quartz countertops and beautiful white kitchen. LVP and LVT flooring, carpet in bedroom, in-suite laundry and energy efficient heat pump system for heating and cooling. West facing balcony and one underground parking stall with storage cage (which are life lease and no property tax). The building is professionally managed with a healthy reserve fund and offers library, social/party room, car wash bay and a well equipped gym. Only steps to walking trails, man made lake, and various amenities.

Built in 2018

### Essential Information

MLS® #	E4427675
Price	\$240,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	663



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

### Community Information

Address	415 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Social Rooms, See Remarks
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 27th, 2025
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Days on Market	24
Zoning	Zone 27
Condo Fee	\$263

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