

## \$235,000 - 415 560 Griesbach Parade Parade, Edmonton

MLS® #E4427675

**\$235,000**

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          | \$235,000 |
| 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 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 37      |
| Zoning         | Zone 27 |
| Condo Fee      | \$263   |

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Listing information last updated on May 3rd, 2025 at 12:17pm MDT