

# **\$424,800 - 410 528 Griesbach Parade Parade, Edmonton**

MLS® #E4420055

**\$424,800**

2 Bedroom, 2.00 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Modern styled living in the heart of Griesbach! This immaculate 2 bedroom, 2 bathroom, top floor unit is located in a prime location overlooking the lake! The Air-conditioned unit boasts amenities like high end stainless appliances, quartz countertops throughout, beautiful fixtures, walk in pantry, large tiled shower, and a separate laundry room. The bedrooms are located on opposite sides of the living area for added privacy. If staying home isn't your thing, you are steps from coffee shops, restaurants and other shopping. Grocery stores and public transportation are walking distance as well! This "Veritas" building borders lakes and extensive walking trails that lead throughout the Griesbach community. Residents may take advantage of the fitness room, social room, and guest suites. It also comes with a titled underground heated parking spot and storage area. Experience luxury living today!

Built in 2018

## **Essential Information**

MLS® #	E4420055
Price	\$424,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,114
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	410 528 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Ceiling 10 ft., Guest Suite, Secured Parking, Vinyl Windows
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 2nd, 2025
Days on Market	72
Zoning	Zone 27
Condo Fee	\$558

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