

## \$685,000 - 4047 Morrison Way, Edmonton

MLS® #E4462047

**\$685,000**

4 Bedroom, 3.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this gorgeous WELL MAINTAINED 2-storey home in the vibrant community of Griesbach featuring an INCOME GENERATING 1-bedroom legal garage suite (potential mortgage helper of \$1,200+/month)! Located on a LARGE LOT this home offers over 1,900 sqft of total living space, open concept floorpan, 4 bedrooms, 3.5 baths, A/C, and a double detached garage! The bright main floor showcases hardwood floors, an open-to-below design, and a chef's kitchen with stainless steel appliances (gas stove), quartz counters, tile backsplash, and access to the deck and fenced large backyard. Upstairs offers 3 spacious bedrooms, including a beautiful primary suite with 3-pc ensuite and walk-in closet. The fully finished basement features a large rec room, bedroom, 2-pc bath and storage. Garage suite is self contained 1 bedroom, 1 bathroom, kitchen, living/dining room and laundry! Located in a family-friendly neighbourhood near schools, parks, shopping, and amenities—this is the perfect home and investment in one!

Built in 2015

### Essential Information

MLS® # E4462047

Price \$685,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,356                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4047 Morrison Way |
| Area        | Edmonton          |
| Subdivision | Griesbach         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 6S7           |

### Amenities

|           |                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Deck, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks, HRV System |
| Parking   | Double Garage Detached                                                                                                                 |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Insert                                                                                                                                    |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 27            |

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Listing information last updated on October 19th, 2025 at 2:02pm MDT