

## \$265,000 - 218 508 Griesbach Parade, Edmonton

MLS® #E4462889

**\$265,000**

2 Bedroom, 2.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the Valour Condominiums in the Village at Griesbach... where nature, convenience and walkability are at the forefront of this award winning community. This 2 bedroom, 2 bathroom unit is meticulously kept and has all of the features and amenities you could possibly want & need. Perfect for seniors, professional couples or singles who work downtown. Features include 9ft ceilings, laminate floor, a wonderful open kitchen with island seating, stainless steel appliances and timeless cabinetry. A beautiful primary bedroom showcases 2 large mirrored walk through closets that lead to a wonderful ensuite with walk-in shower. In-suite laundry, storage & pantry, as well as an 8'x12' outdoor covered patio space. Heated, underground parking stall, social room with pool table & wet bar (next door), exercise gym (building 504). Invest in a unique, growing community with tons of amenities, walking paths, community gardens, local restaurants & coffee shops, close to YMCA and minutes from the Anthony Henday!

Built in 2016

### Essential Information

MLS® # E4462889

Price \$265,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 218 508 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6V9                  |

### Amenities

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                      |
| Parking        | Underground                                                                                                                                                                            |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$467              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 1:32am MDT