

## \$349,000 - 440 560 Griesbach Parade, Edmonton

MLS® #E4462977

**\$349,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

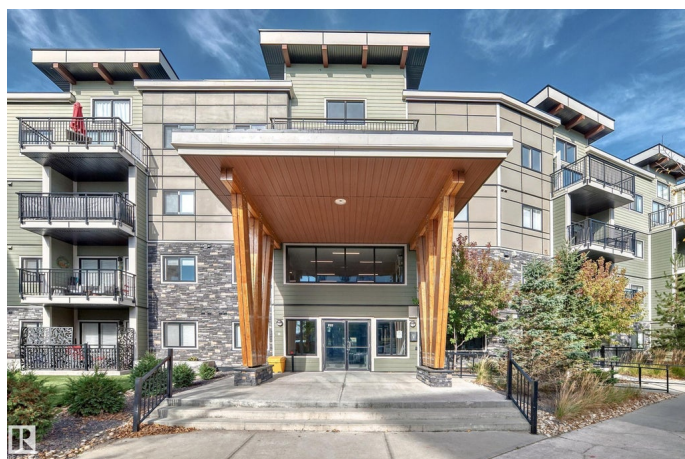
The Connaught at Griesbach - Welcome home to this stunning top-floor, north-facing 2 bedroom, 2 bathroom suite featuring a bright open-concept design and modern finishes throughout. With a builder's size of 1,000 sq. ft., this suite offers quartz countertops, soft-close cabinetry, and low-maintenance vinyl plank flooring in the main living areas, complemented by plush carpet in the bedrooms. The impressive two-storey living room is filled with natural light from expansive windows, with a bedroom conveniently located on each side for added privacy. Step out onto the spacious deck, complete with a natural gas hookup for barbecuing. Enjoy the many building amenities, including a fitness centre, social/amenity room, library, car wash bay, and secure key fob access. Additional features include Hunter Douglas window coverings, stainless steel appliances, in-suite laundry with stacking washer and dryer, and one underground parking stall. Building was treated with fire retardant spray during construction.

Built in 2019

### Essential Information

MLS® # E4462977

Price \$349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 440 560 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6X1                         |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Intercom, Parking-Visitor, Social Rooms, Sprinkler System-Fire |
| Parking Spaces | 1                                                                               |
| Parking        | Parkade, Underground                                                            |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Opener, 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, Playground Nearby, Public Transportation, Schools, |

|              |                                  |
|--------------|----------------------------------|
|              | Shopping Nearby                  |
| Roof         | EPDM Membrane, Flat              |
| Construction | Wood, Stone, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 27            |
| Condo Fee      | \$374              |

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Listing information last updated on October 31st, 2025 at 2:32am MDT