

Courtesy Of Christina A Reid Of Century 21 Leading

## \$549,900 - 3317 Roy Brown Way, Edmonton

MLS® #E4443738

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

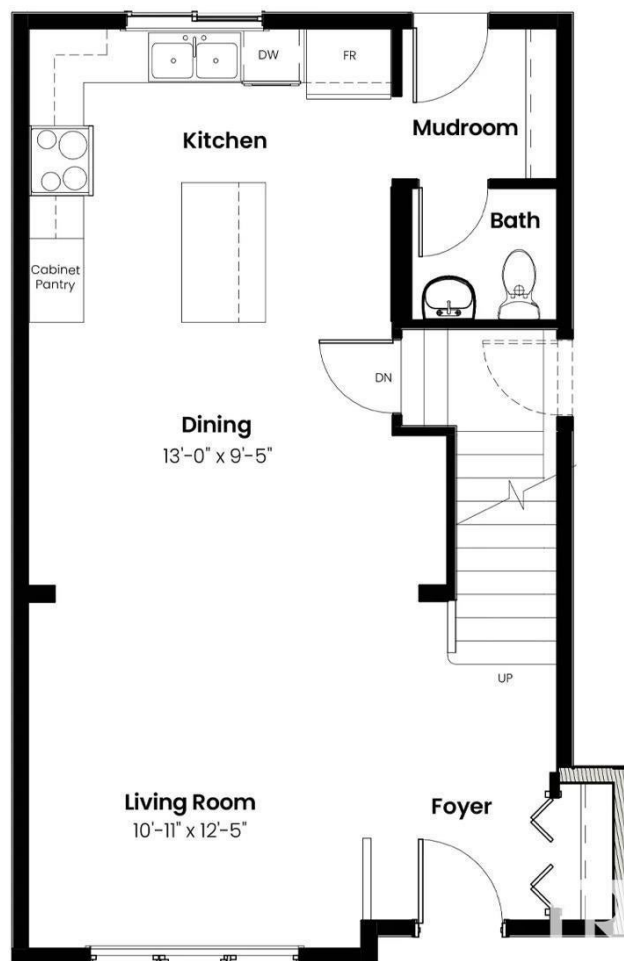
Griesbach, Edmonton, AB

Welcome to this beautifully designed half duplex by Landmark Homes, located in the award-winning community of Griesbach. Built with wellness and efficiency in mind, this home features a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System for superior comfort and indoor air quality. The Navien Tankless Hot Water Heater provides endless hot water while saving on utility costs. Thoughtfully crafted, the home includes a convenient side entry—ideal for a future legal suite or private access. Outside, enjoy the low-maintenance lifestyle with full landscaping, fencing, a pressure-treated deck, and a detached garage all included. Inside, cozy up by the electric fireplace in the open-concept living space. Whether you're looking to invest or settle down, this quick possession home offers unbeatable value, efficiency, and style in one of Edmonton's most desirable master-planned communities.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443738  |
| Price     | \$549,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3317 Roy Brown Way |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6Z9            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Prefab, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

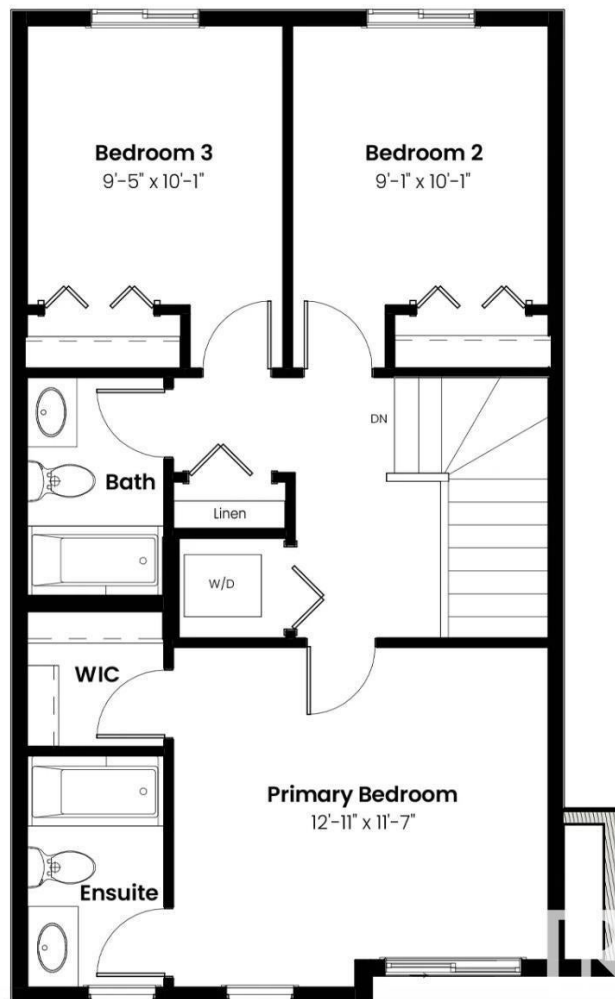
|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Prefab, Vinyl      |
| Foundation   | Concrete Perimeter |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | MAJOR-GENERAL GRIESBACH |
| Middle     | St. Edmund Catholic     |
| High       | QUEEN ELIZABETH         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 27         |



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Listing information last updated on July 13th, 2025 at 9:47am MDT