

## \$249,900 - 311 504 Griesbach Parade, Edmonton

MLS® #E4465412

**\$249,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Condo / Townhouse on 0.00 Acres

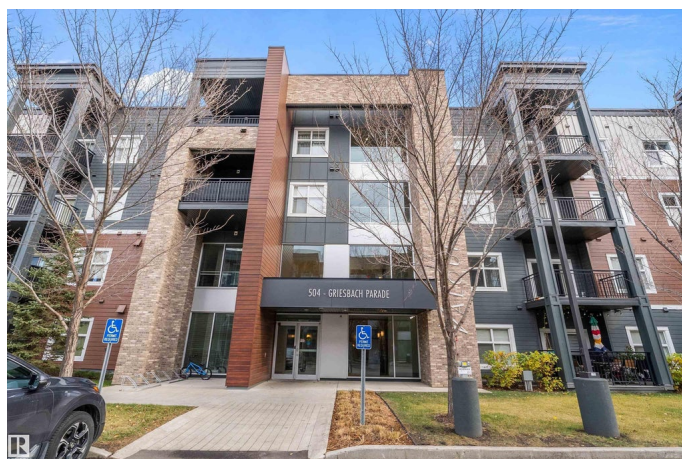
Griesbach, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located in the highly sought-after community of Griesbach. This bright and spacious unit offers an open-concept layout designed for modern living, featuring a contemporary kitchen with sleek finishes, stainless steel appliances, and a large island perfect for entertaining. Enjoy the convenience of in-suite laundry, an underground parking stall, and a separate storage unit for all your extras. The primary bedroom includes a walk-through closet and a private ensuite. Located in desirable neighborhood, this home is steps away from scenic walking trails, lakes, parks, shopping, and great dining options. With easy access to major routes and downtown, Griesbach offers the perfect blend of urban convenience and community charm.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465412  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 846       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 311 504 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6V9                  |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Exercise Room, Social Rooms, Storage Cage |
| Parking   | Heated, Underground                       |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Shopping Nearby    |
| Roof              | Tar & Gravel       |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 5                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$503   |

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Listing information last updated on November 16th, 2025 at 5:47am MST