

## \$255,000 - 107 504 Griesbach Parade Parade, Edmonton

MLS® #E4424192

**\$255,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

HUGE PATIO with gate access to cafes, restaurants and shopping await in this nice and very clean Original-Owner 2 bedroom, 2 bathroom ground-floor, apartment condo in Griesbach, in North Edmonton. Upgraded Hunter Douglas Roller Shades will stay (curtains will be removed). Upgraded kitchen package with large pantry and quartz countertops. Undermount sinks. Upgraded carpet. 3 awesome ceiling fans. QUIET BUILDING. In suite laundry. The social room is beautifully appointed and includes a pool table. Fitness room and social areas. Parkade fits pick-ups. Condo fees make for easy living - including everything, except power and internet. Titled parking stall is #201. Lots of convenient Visitor Parking.

Built in 2016

### Essential Information

MLS® #	E4424192
Price	\$255,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 504 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6V9

### Amenities

Amenities	Off Street Parking, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Barrier Free Home, Storage Cage, Natural Gas BBQ Hookup
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 6th, 2025
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Days on Market	58
Zoning	Zone 27
Condo Fee	\$510

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