

Courtesy Of Christina A Reid Of Century 21 Leading

## \$559,900 - 6134 Carr Road, Edmonton

MLS® #E4443737

**\$559,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Live in comfort and style in this stunning Landmark Home quick possession home. Nestled in the heart of Edmonton's™s prestigious Village at Griesbach a master-planned community known for its beauty and walkability. Step inside to discover a modern, energy-efficient space featuring a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System—ensuring optimal air quality and climate control throughout the seasons. A Navien Tankless Hot Water Heater delivers endless hot water while keeping utility costs low. Practical touches elevate everyday living, including a mudroom, side entry, second floor laundry, and a spacious bonus room—perfect for a play area or home office. The electric fireplace adds warmth and ambience, while the included appliances mean you can move in and start living comfortably right away. Outdoors, enjoy the benefits of a fully landscaped yard, fencing, double garage and a pressure-treated deck, offering a private space to relax or entertain.

Built in 2025

### Essential Information

MLS® # E4443737

Price \$559,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,700                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6134 Carr Road |
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 6Y3        |

### 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, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer - Energy Star |
| 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 | 122             |
| Zoning         | Zone 27         |

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Listing information last updated on October 20th, 2025 at 10:32am MDT