

\$349,000 - 440 560 Griesbach Parade 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	5
Zoning	Zone 27
Condo Fee	\$374

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 11:02am MDT