# \$539,900 - 3319 Roy Brown Way, Edmonton

MLS® #E4443739

#### \$539,900

3 Bedroom, 2.50 Bathroom, 1,504 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Experience modern living in this beautifully crafted half duplex by Landmark Homes, located in the highly desirable Village at Griesbach. This home is packed with premium features designed to elevate comfort, efficiency, and everyday convenience. Enjoy a healthier indoor environment with a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System that delivers efficient heating, cooling, filtration, and ventilation. A Navien Tankless Hot Water Heater ensures continuous hot water and lower utility bills. Ideal for growing families or savvy investors, this home includes a side entry, making future suite potential a breeze. Outside, the detached garage, fencing, landscaping, and pressure-treated deck are all includedâ€"ready for you to enjoy from day one. Inside, relax by the electric fireplace and appreciate the thoughtful layout built for today's lifestyle. Don't miss this opportunity to live in one of Edmonton's most award-winning master-planned communities.



### **Essential Information**

MLS® # E4443739 Price \$539,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,504

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 3319 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 134

Zoning Zone 27

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 31st, 2025 at 9:47pm MDT