

\$345,000 - 127 524 Griesbach Parade, Edmonton

MLS® #E4450709

\$345,000

1 Bedroom, 1.50 Bathroom, 1,092 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

MASTERPIECE. Experience modern luxury in this stylish loft at the heart of Griesbach. The kitchen is the perfect entertaining space and equipped with high end stainless steel appliances, sleek soft close cabinets, pristine quartz countertops and opens up to soaring 18ft ceilings equipped with automatic blinds that give the choice between sleeping in or waking up to breathtaking views. Upstairs wall to wall built-in shelving so you can dress for success. The oversized bathroom features two separate sinks and the adjoining space has been thoughtfully reworked into a dedicated office space or den. Start a peaceful morning at your very own coffee nook then walk out to your patio or into Griesbach Village; home of so many trendy shops and restaurants. Go for a walk in the nearby park, around the lake or to one of the many trails this area has to offer. Gather some friends for a game of pool in the social room and get your workouts done in the fitness room. Elevated living awaits, will you answer the call?

Built in 2018

Essential Information

MLS® # E4450709

Price \$345,000

Bedrooms 1



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	127 524 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, No Smoking Home, Smart/Program. Thermostat, Social Rooms, Vinyl Windows, See Remarks, Storage Cage
Parking Spaces	1
Parking	Heated, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Major General Griesbach
Middle	St. Cecilia
High	Archbishop O'Leary

Additional Information

Date Listed	August 1st, 2025
Days on Market	92
Zoning	Zone 27
Condo Fee	\$485

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