

# **\$379,000 - 423 560 Griesbach Parade Parade, Edmonton**

MLS® #E4425744

**\$379,000**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Holden, 1169 SQ FT (Builder's size) at The Connaught at Griesbach in the highly sought-after NW community of Griesbach, minutes to Edmonton's downtown. Close to elevators! This two bed, two bath condo has an open floor plan, in-suite laundry and energy efficient heat pump system for heating and cooling. Suite has an oversized south facing patio. Kitchen features Quartz surfaces for a modern touch, stainless steel appliances and soft-close cabinets and drawers. LVP flooring throughout with carpet in bedroom and LVT in bathroom. Enjoy your master suite with generously sized walk-in closet and ensuite. Socialize with friends & neighbours in the library, amenity room and in-building gym. One underground parking stall included with car wash bay for residents. Small pets up to 20lbs automatically approved, larger with board approval. Steps away from numerous amenities! Building treated with fire protectant during construction giving you peace of mind on your investment.

Built in 2018

## **Essential Information**

MLS® # E4425744

Price \$379,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	423 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, 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, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	49
Zoning	Zone 27
Condo Fee	\$435

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 May 2nd, 2025 at 4:17am MDT