

## \$449,900 - 406 528 Griesbach Parade, Edmonton

MLS® #E4445682

### \$449,900

2 Bedroom, 2.00 Bathroom, 1,301 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

**TOP FLOOR UPGRADED LUXURY!** This stunning 2 bed, 2 bath + den condo in sought-after Griesbach delivers over 1,300 sq. ft. of refined living with 10 ft. ceilings & premium upgrades throughout. The kitchen showcases quartz countertops, a 4-seat island, full-height two-tone cabinetry, designer tile backsplash, stainless steel appliances, & a custom beverage centre with extra cabinetry. The open-concept living room features east-facing windows with motorized blinds, upgraded vinyl plank flooring, & access to the private patio. The spacious primary bedroom offers a walk-through closet with custom built-ins & a beautiful ensuite. A versatile bonus room is ideal for an office, nursery, or gym. The second bedroom is paired with a sleek 4-piece bath. Additional upgrades include a full laundry room with custom cabinetry, TWO underground parking stalls, and extra storage. Veritas residents enjoy premium amenities: fitness centre, guest suite, social room, & A/C. All just steps from shops, cafes & future LRT.

Built in 2018

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4445682  |
| Price  | \$449,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,301                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 406 528 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                            |
| Parking        | Heated, Underground                                                                                                                                          |
| Is Waterfront  | Yes                                                                                                                                                          |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                            |
| Exterior Features | Backs Onto Lake, Flat Site, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stone, Hardie Board Siding                                                            |
| Foundation        | Concrete Perimeter                                                                          |

### **Additional Information**

Date Listed            July 3rd, 2025

Days on Market      124

Zoning                Zone 27

Condo Fee            \$720

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Listing information last updated on November 4th, 2025 at 11:47am MST