

# **\$379,000 - 134 560 Griesbach Parade, Edmonton**

MLS® #E4443203

**\$379,000**

3 Bedroom, 2.00 Bathroom, 1,270 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Located in The Connaught at Griesbach, this 1,333 sq ft (builder's size) main-floor 3-bedroom, 2-bath unit offers direct walk-out access to a gated west-facing patio—ideal for those downsizing or working from home. Inside, you'll find quartz countertops, soft-close cabinets and drawers, LVP and LVT flooring with carpet in the bedrooms, and in-suite stacking laundry. Year-round comfort with a best-in-class energy-efficient heat pump and central air conditioning, plus NG BBQ hookup on the patio. Includes one underground parking stall and one exterior surface stall, both life lease (no property tax). Small pets welcome with board approval. The building offers thoughtful amenities including a heated underground parkade, car wash bay, library, fitness centre, and social room, all within a wood-frame structure treated with fire-retardant during construction. Conveniently located near Northgate Centre, North Town Centre, restaurants, grocery stores, and transit, quick access to downtown, 97th and the Henday.

Built in 2019

## **Essential Information**

MLS® #	E4443203
Price	\$379,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	134 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Sprinkler System-Fire
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat

Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	4
Zoning	Zone 27
Condo Fee	\$502

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