

## \$398,000 - 434 560 Griesbach Parade Parade, Edmonton

MLS® #E4418226

**\$398,000**

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Willingdon, 1333 SQ FT (builder's size) 3 bed, 2 bath located on the top (4th) floor of The Connaught at Griesbach, in the award-winning community of Griesbach. Numerous walking trails, manmade lake, schools, shopping and restaurants nearby. Best in class energy efficient air conditioning heat pump unit, quartz countertops throughout, soft-close cabinets and drawers, LVP and LVT flooring with carpet in bedrooms. Enjoy the west facing deck with NG BBQ hookup. One underground parking stall included plus one exterior surface stall. Stalls are life lease (no property tax). Building amenities include car wash bay, underground parking, library, exercise room and social/party room.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418226  |
| Price          | \$398,000 |
| 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     | 434 560 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    | January 16th, 2025 |
| Days on Market | 107                |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$490   |

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 3rd, 2025 at 5:32am MDT