

Courtesy Of Eyad Seifeldin Of Rimrock Real Estate

\$569,900 - 756 Decoteau Way, Edmonton

MLS® #E4451588

\$569,900

4 Bedroom, 3.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

A rare opportunity to call this fully finished gem w/ a side entrance & in-law suite potential yours in the award winning Village of Griesbach! This 2 story is facing a serene & private walking trail w/ a large front veranda offering beautiful and peaceful views, tranquility & no street noise. It's carpet free flooring throughout welcomes you to a half bath & wide open concept living space w/ massive windows allowing tons of natural light in. It's kitchen is a chef's specialty w/ stainless steel appliances, an expansive middle island & bright dining nook facing its wonderfully landscaped yard w/ low maintenance concrete pad & double oversized garage. Upstairs, find your primary retreat w/ 4 piece ensuite bath and generous walk in closet. 2 more large bedrooms, a full 4 piece bath & laundry area finish off the upstairs level. Downstairs-a 4 piece bath, large bedroom, rec area, & a kitchenette w/fridge, microwave & sink that's ready for a stove. A separate entrance, AC, storage & more. Welcome home!

Built in 2014

Essential Information

MLS® # E4451588

Price \$569,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	756 Decoteau Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N1

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	12
Zoning	Zone 27

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 August 19th, 2025 at 12:02am MDT