# \$589,900 - 347 Griesbach School Road, Edmonton

MLS® #E4424952

## \$589.900

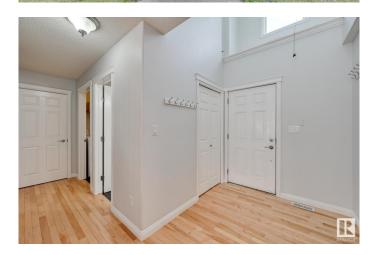
4 Bedroom, 3.50 Bathroom, 1,927 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this move in ready, charming, two storey Victorian gingerbread home in the desirable neighbourhood of Griesbach. The bright entryway leads to the modern two-toned kitchen with ample cabinetry space, s/s appliances and large island perfect for entertaining. The living room features a corner gas fireplace with large windows overlooking the back deck and beautiful back yard. The main floor laundry room and two piece bathroom complete the main floor. Upstairs you will find the perfect office space, three large bedrooms, and an additional four-piece bathroom. The primary bedroom has a large walk in closet and four-piece bath featuring a large vanity, stand alone shower and soaker tub! The basement is finished with a large bonus room, an additional bedroom and three-piece bathroom. You will love your morning coffee out on the huge front porch overlooking the beautifully landscaped front yard. New shingles in 2023 and BRAND NEW Windows in 2024. The double garage completes this immaculate property.







Built in 2007

## **Essential Information**

MLS® # E4424952 Price \$589,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,927

Acres 0.00

Year Built 2007

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 347 Griesbach School Road

Area Edmonton

Subdivision Griesbach City Edmonton

County ALBERTA

Province AB

Postal Code T5E 6N1

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck,

Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Level Land, Picnic Area, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 53

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 May 1st, 2025 at 10:47pm MDT