# \$374,900 - 423 560 Griesbach Parade Parade, Edmonton

MLS® #E4438520

### \$374,900

2 Bedroom, 2.00 Bathroom, 1,109 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Holden, 1169 SQ FT (Builder's size) at The Connaught at Griesbach in the highly sought-after NW community of Griesbach, minutes to Edmonton's downtown. Close to elevators! This two bed, two bath condo has an open floor plan, in-suite laundry and energy efficient heat pump system for heating and cooling. Suite has an oversized south facing patio. Kitchen features Quartz surfaces for a modern touch, stainless steel appliances and soft-close cabinets and drawers. LVP flooring throughout with carpet in bedroom and LVT in bathroom. Enjoy your master suite with generously sized walk-in closet and ensuite. Socialize with friends & neighbours in the library, amenity room and in-building gym. One underground parking stall included with car wash bay for residents. Small pets up to 20lbs automatically approved, larger with board approval. Steps away from numerous amenities! Building treated with fire protectant during construction giving you peace of mind on your investment.

Built in 2018

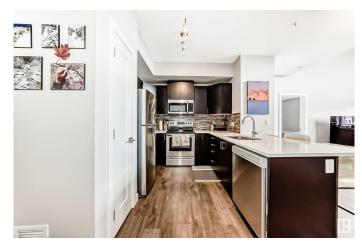
#### **Essential Information**

MLS® # E4438520 Price \$374,900

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,109
Acres 0.00
Year Built 2018

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 423 560 Griesbach Parade Parade

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6X1

## **Amenities**

Amenities Air Conditioner, Car Wash, Exercise Room, Intercom

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, 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 May 26th, 2025

Days on Market 8

Zoning Zone 27

Condo Fee \$435

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Listing information last updated on June 3rd, 2025 at 8:02am MDT