

Courtesy Of Christina A Reid Of Century 21 Leading

## \$549,900 - 6106 Carr Road, Edmonton

MLS® #E4420288

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Nestled in the charming Villages at Griesbach, this brand-new 1,576 sq. ft. home blends comfort, elegance, and modern living. Surrounded by mature trees, the main floor features a versatile flex room, a spacious walk-in pantry, and a cozy living room with a fireplace. In the kitchen, you'll find pristine quartz countertops, two-tone ceiling-height cabinetry, upgraded lighting, and stainless appliances. A side entrance allows for future basement suite potential, while the exterior will be fully finished with a deck, landscaping, and fencing. Additionally, a 20' x 20' detached garage is INCLUDED for convenience. Designed for efficiency, this home includes an air purification system, high-efficiency heating, and a tankless hot water system. Located in a family-friendly community you're within walking distance of a K-9 school, many greenspaces, walking trails, and amenities. With easy access to shopping, dining, and recreation, it's the ideal place to call home.

Built in 2024

### Essential Information

MLS® #	E4420288
Price	\$549,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6106 Carr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Y4

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Prefab, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Major General Griesbach
Middle	St. Edmund Catholic
High	Queen Elizabeth

**Additional Information**

Date Listed	February 4th, 2025
Days on Market	194
Zoning	Zone 27

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