

## \$350,000 - 127 524 Griesbach Parade, Edmonton

MLS® #E4450709

**\$350,000**

1 Bedroom, 1.50 Bathroom, 1,092 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

MASTERPIECE. Experience modern luxury in this stylish loft at the heart of Griesbach. The kitchen is the perfect entertaining space and equipped with high end stainless steel appliances, sleek soft close cabinets, pristine quartz countertops and opens up to soaring 18ft ceilings equipped with automatic blinds that give the choice between sleeping in or waking up to breathtaking views. Upstairs wall to wall built-in shelving so you can dress for success. The oversized bathroom features two separate sinks and the adjoining space has been thoughtfully reworked into a dedicated office space or den. Start a peaceful morning at your very own coffee nook then walk out to your patio or into Griesbach Village; home of so many trendy shops and restaurants. Go for a walk in the nearby park, around the lake or to one of the many trails this area has to offer. Gather some friends for a game of pool in the social room and get your workouts done in the fitness room. Elevated living awaits, will you answer the call?

Built in 2018

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450709  |
| Price    | \$350,000 |
| Bedrooms | 1         |



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 1.50                  |
| Full Baths     | 1                     |
| Half Baths     | 1                     |
| Square Footage | 1,092                 |
| Acres          | 0.00                  |
| Year Built     | 2018                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 127 524 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

### Amenities

|                |                                                                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, No Smoking Home, Smart/Program. Thermostat, Social Rooms, Vinyl Windows, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                   |
| Parking        | Heated, Underground                                                                                                                                                                 |
| Is Waterfront  | Yes                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| # of Stories      | 4                                                                                                                                                 |
| Stories           | 2                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | None, No Basement                                                                                                                                 |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                          |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
| Middle     | St. Cecilia             |
| High       | Archbishop O'Leary      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 27          |
| Condo Fee      | \$485            |

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 16th, 2025 at 7:17pm MDT