

# \$445,000 - 187 Griesbach Road, Edmonton

MLS® #E4444709

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,273 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

This townhome built by Coventry Homes blends smart design with modern style—and comes with no condo fees. The kitchen features gorgeous cabinetry, quartz countertops, stainless steel appliances, and a striking tile backsplash, all flowing into the dining and living areas for a cohesive, open-concept feel. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom offers a walk-in closet and 4-piece ensuite, while two additional bedrooms and a full bath complete the upper floor. The unfinished basement with bathroom rough-in is ready for your personal touch. Outside, enjoy a fully landscaped yard and double detached garage. Plus, your home is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos not of actual home, some finishings may vary\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444709  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,273     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2025                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 187 Griesbach Road |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 2K1            |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached                                                                                 |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 27th, 2025 |
|-------------|-----------------|

Days on Market 130

Zoning Zone 27

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