

\$709,900 - 3304 Roy Brown Way, Edmonton

MLS® #E4449604

\$709,900

3 Bedroom, 2.50 Bathroom, 2,004 sqft
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Experience innovation at its finest with our state-of-the-art, climate-controlled Acqbuilt home construction ensures precision and quality in every detail. Using cutting-edge robotics, we build your home with millimetre precision, resulting in an airtight, energy-efficient oasis. Say goodbye to drafts and uneven temperatures with our Hi-Velocity Heating System, providing superior comfort and breathe easy with our 3-stage indoor air purification system. Live efficiently with our on-demand hot water system, triple pane windows, and ENERGY STAR® appliances. Side entry



Built in 2025

Essential Information

MLS® #	E4449604
Price	\$709,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3304 Roy Brown Way
Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA
Province AB
Postal Code T5E 6Z9

Amenities

Amenities Carbon Monoxide Detector, Tankless, Smart/Program. Thermostat
Parking Double Garage Attached, Over

Interior

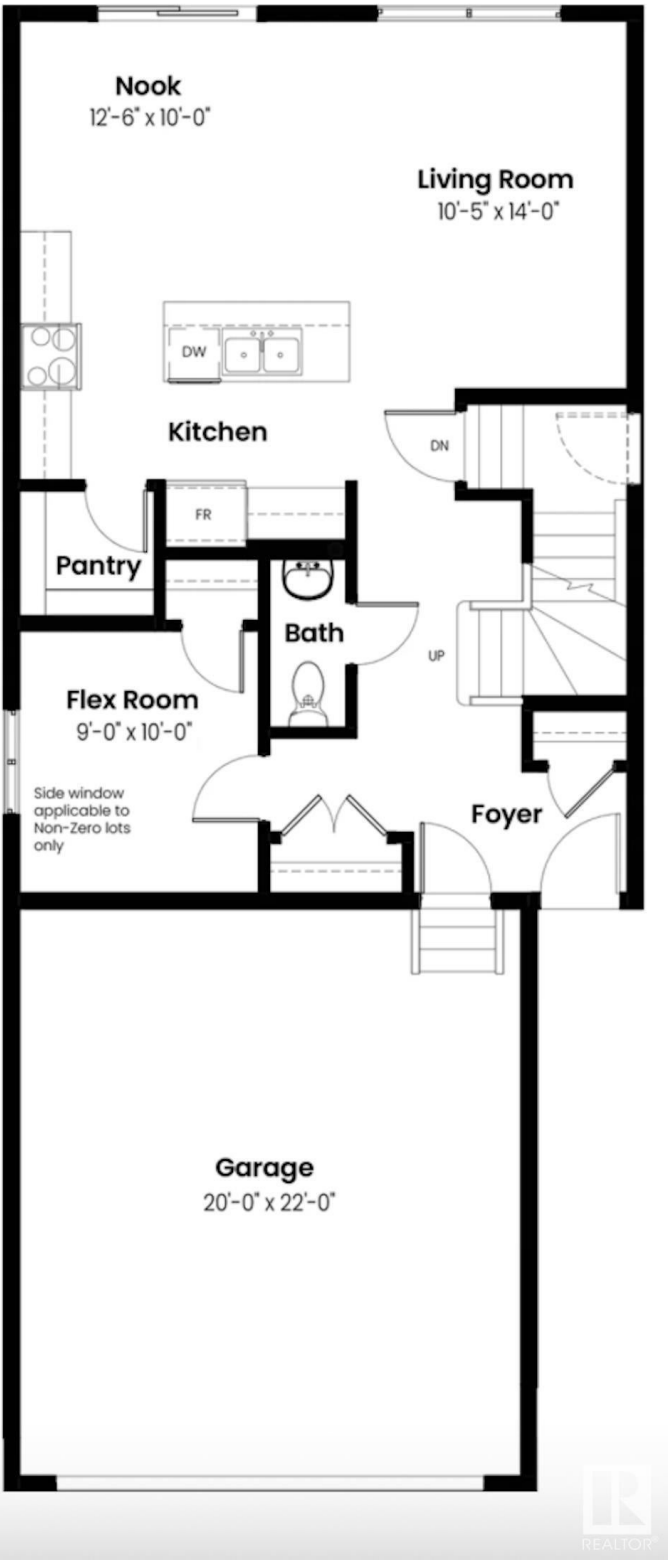
Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Insert
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Prefab, Vinyl
Exterior Features Fenced, Golf Nearby, Landscaping, Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Prefab, Vinyl
Foundation Concrete Perimeter

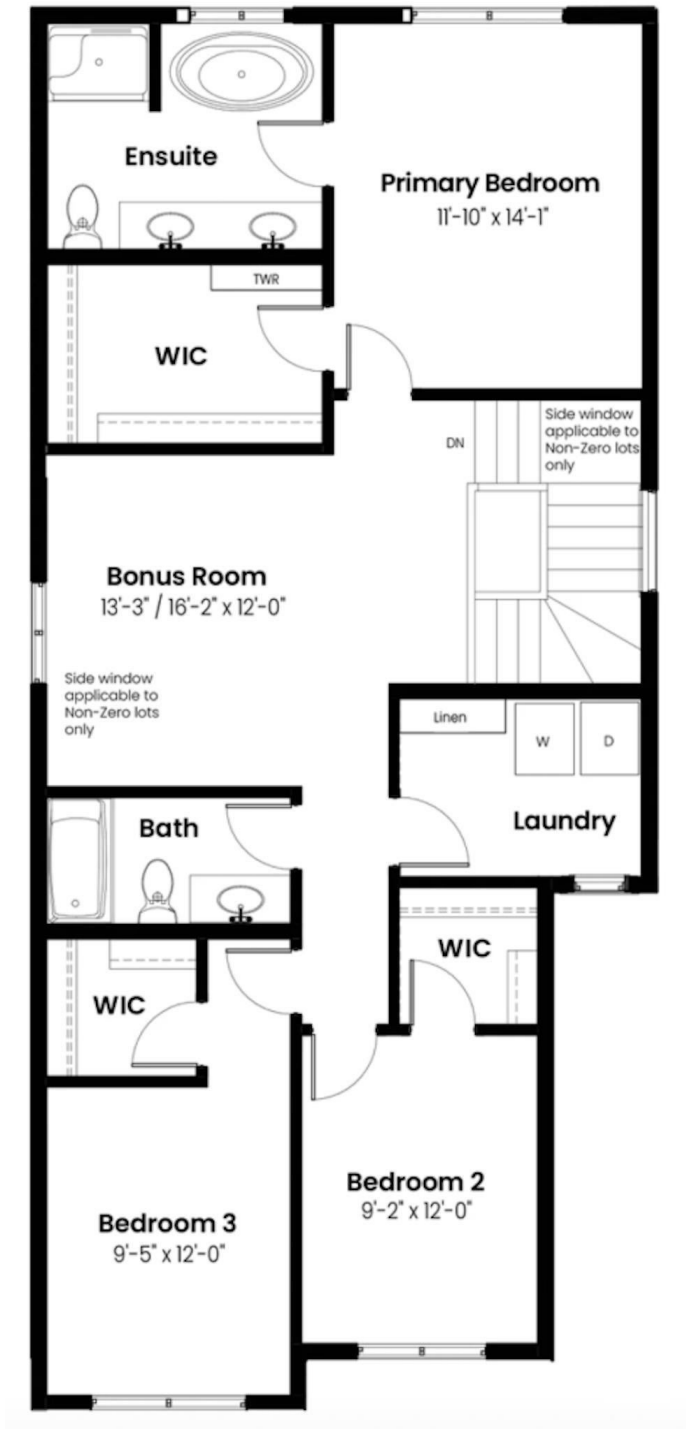
School Information

Elementary MAJOR-GENERAL GRIESBACH
Middle St. Edmund
High QUEEN ELIZABETH



Additional Information

Date Listed	July 23rd, 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 September 14th, 2025 at 3:47am MDT