

# **\$379,000 - 423 560 Griesbach Parade Parade, Edmonton**

MLS® #E4425744

**\$379,000**

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® # E4425744

Price \$379,000

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    | March 14th, 2025 |
| Days on Market | 50               |
| Zoning         | Zone 27          |
| Condo Fee      | \$435            |

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Listing information last updated on May 3rd, 2025 at 8:02pm MDT