

## **\$589,900 - 347 Griesbach School Road, Edmonton**

MLS® #E4424952

**\$589,900**

4 Bedroom, 3.50 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this move in ready, charming, two storey Victorian gingerbread home in the desirable neighbourhood of Griesbach. The bright entryway leads to the modern two-toned kitchen with ample cabinetry space, s/s appliances and large island perfect for entertaining. The living room features a corner gas fireplace with large windows overlooking the back deck and beautiful back yard. The main floor laundry room and two piece bathroom complete the main floor. Upstairs you will find the perfect office space, three large bedrooms, and an additional four-piece bathroom. The primary bedroom has a large walk in closet and four-piece bath featuring a large vanity, stand alone shower and soaker tub! The basement is finished with a large bonus room, an additional bedroom and three-piece bathroom. You will love your morning coffee out on the huge front porch overlooking the beautifully landscaped front yard. New shingles in 2023 and BRAND NEW Windows in 2024 . The double garage completes this immaculate property.

Built in 2007

### **Essential Information**

MLS® # E4424952

Price \$589,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,927                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 347 Griesbach School Road |
| Area        | Edmonton                  |
| Subdivision | Griesbach                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5E 6N1                   |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                            |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Brick, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 27          |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT