

Courtesy Of Christina A Reid Of Century 21 Leading

## \$689,900 - 3314 Roy Brown Way, Edmonton

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MLS® #E4443736

**\$689,900**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover the Petra quick possession home by Landmark Homes, ideally located in Edmonton's sought-after Village at Griesbach—a beautifully master-planned community known for its timeless charm and thoughtful design. This spacious 2,001 sq. ft. residence offers 3 bedrooms and 2.5 bathrooms, blending comfort, style, and innovation. Designed with wellness and efficiency in mind, the home features a cutting-edge 3-Stage Medical-Grade Air Purification System and a high-performance Hi-Velocity Heating System, delivering year-round comfort through integrated heating, cooling, filtration, ventilation, and humidification. A Navien Tankless Hot Water Heater ensures endless hot water while keeping energy bills low. Enjoy thoughtful touches throughout, including a luxurious 4-piece ensuite, a cozy electric fireplace, melamine shelving, and a full appliance package. Completing the home are a private rear deck, side entry, fully landscaped yard, and more—ready for you to move in and make it yours.



Built in 2025

### Essential Information

MLS® # E4443736

Price \$689,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,001                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3314 Roy Brown Way |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6Z9            |

### Amenities

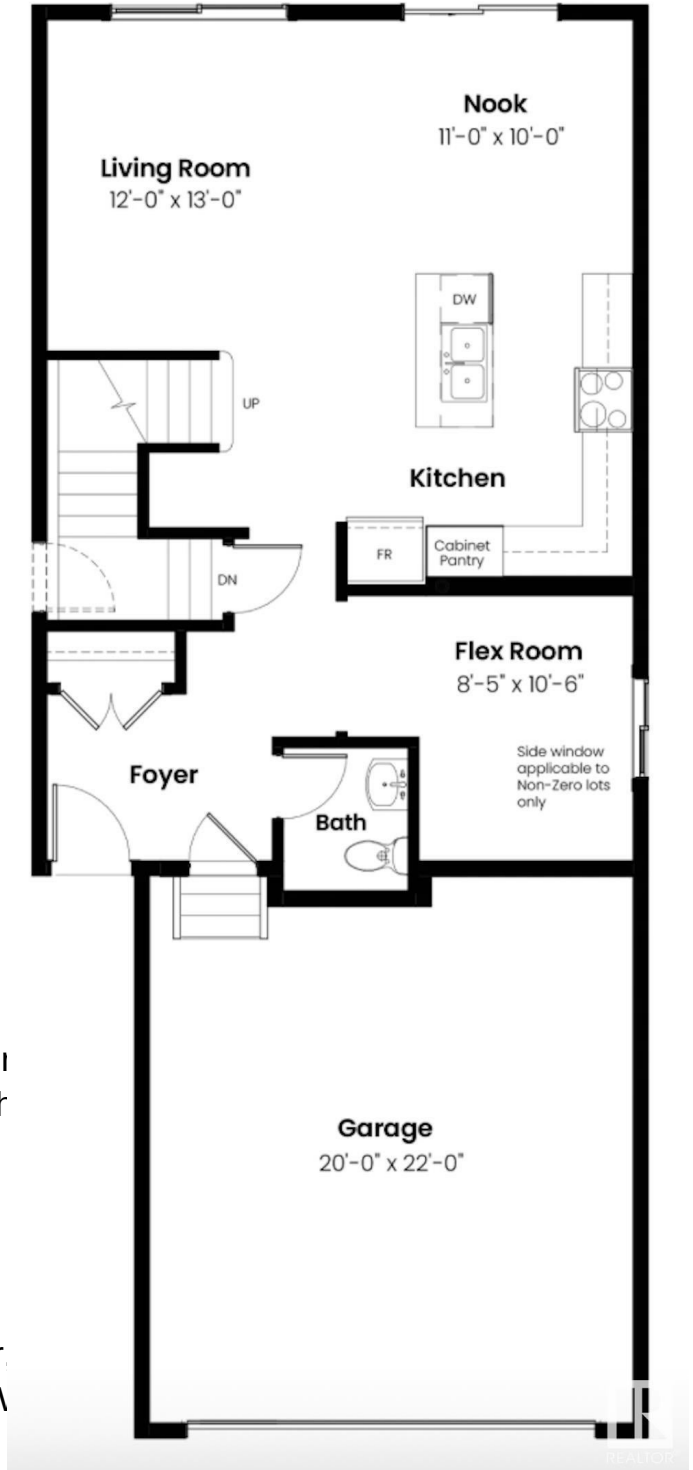
|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detector<br>Tankless, Smart/Program. Thermostat |
| Parking   | Double Garage Attached                                          |

### Interior

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

### Exterior

|          |               |
|----------|---------------|
| Exterior | Prefab, Vinyl |
|----------|---------------|



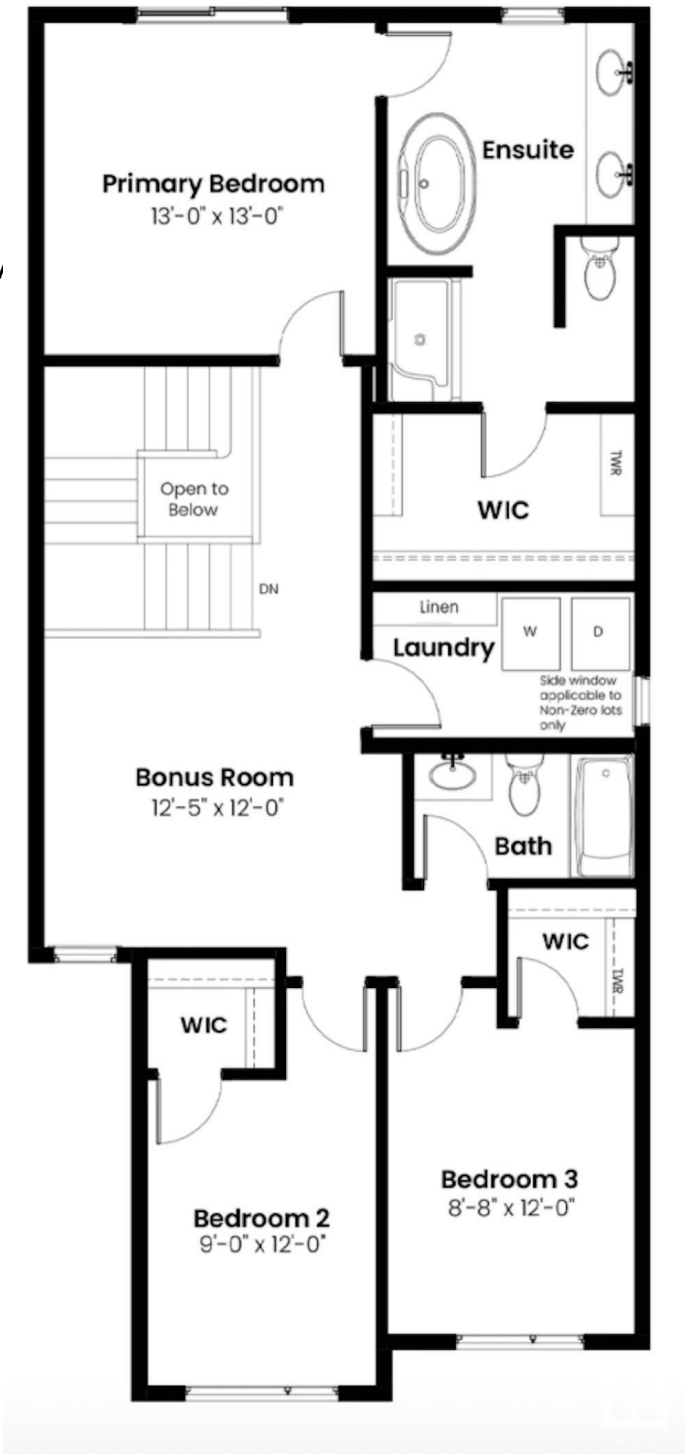
|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Fenced, Landscaped, Public |
| Roof              | Asphalt Shingles           |
| Construction      | Prefab, Vinyl              |
| Foundation        | Concrete Perimeter         |

School Information

|            |                      |
|------------|----------------------|
| Elementary | MAJOR-GENERAL GRIESB |
| Middle     | St. Edmund           |
| High       | QUEEN ELIZABETH      |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 79              |
| Zoning         | Zone 27         |



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Listing information last updated on September 7th, 2025 at 3:02pm MDT