

# \$569,000 - 7403 Colonel Mewburn Road, Edmonton

MLS® #E4435494

**\$569,000**

3 Bedroom, 3.5 Bathroom, 1,415 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover this beautifully maintained 2-storey home located in the highly sought-after community of Griesbach. Offering 3 bedrooms and 3.5 bathrooms, this home features a functional layout with quality finishes throughout. The kitchen is equipped with a gas range, stainless steel appliances, an oversized quartz island, and a convenient coffee bar—perfect for everyday living and entertaining. Upstairs, a spacious family room provides extra space for relaxing or gathering. The primary suite includes a walk-in closet, and a 4-piece ensuite complete with a walk-in shower. The fully finished basement adds even more versatility, ideal for a home office, gym, or guest area. Step outside to enjoy the large yard, complete with a low-maintenance composite deck—ideal for summer evenings—and a matching shed that blends seamlessly with the home’s design. A generously sized double detached garage rounds out the property, offering ample space for vehicles and storage. —this home truly has it all.

Built in 2016

## Essential Information

MLS® # E4435494

Price \$569,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,415
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7403 Colonel Mewburn Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6V7

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Major General Griesbach Sc
Middle	St. Edmund Catholic School
High	J H Picard School

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	16
Zoning	Zone 27

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