

## **\$430,000 - 5646 Juchli Avenue, Edmonton**

MLS® #E4453842

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,347 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

No Condo Fees! Like new stylish & spacious end unit townhome in Griesbach with over 1300 sq ft of thoughtfully designed living space-live in comfort, style, and convenience at every turn. Bright and open concept main floor with south facing windows, sleek vinyl plank flooring through out the main level. Gorgeous white island kitchen with quartz countertops, stainless steel appliances- a chef's delight! Curl up in front of the fireplace on chilly evenings or for romantic occasions. Upstairs you'll find a spacious primary bedroom with a 3 piece ensuite and walk-in closet and 2 additional bedrooms with a 4 piece bathroom and a convenient upper floor laundry room. Complete the basement as you would like, add another bedroom or bathroom downstairs. Double detached garage with a fully fenced yard awaits you. Walkable to coffee shop, medical services, shopping and close to major shopping malls, grocery, restaurants, public transit and fabulous lake and park systems. 10 minutes from downtown Edmonton.

Built in 2019

### **Essential Information**

MLS® # E4453842

Price \$430,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,347                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5646 Juchli Avenue |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6X5            |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Electric, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                                             |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 6                 |
| 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 August 26th, 2025 at 4:17pm MDT