

## \$215,000 - 327 508 Griesbach Parade, Edmonton

MLS® #E4457601

**\$215,000**

1 Bedroom, 1.00 Bathroom, 598 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

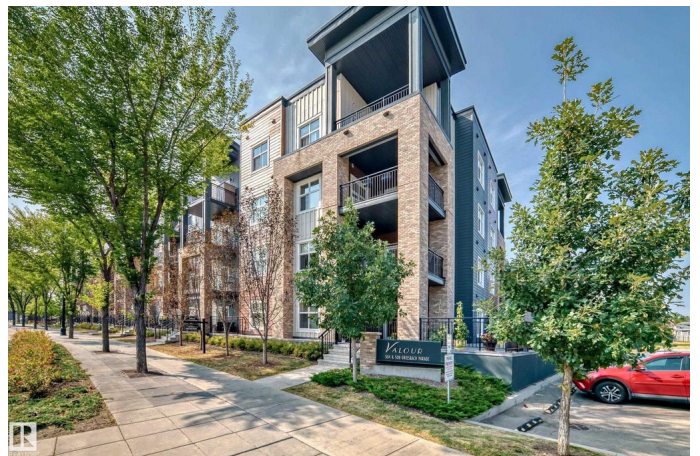
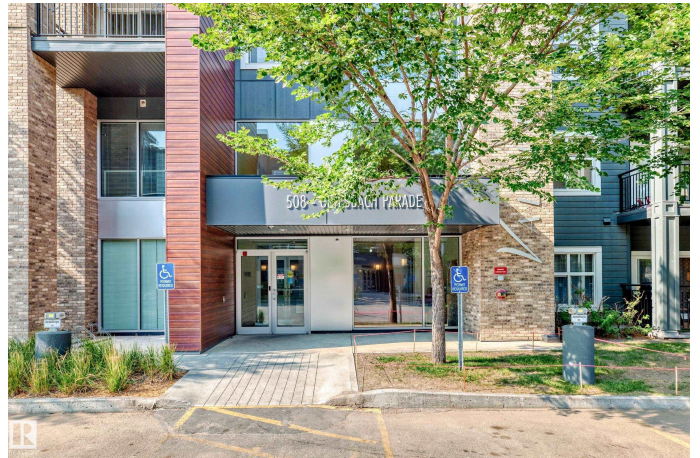
Welcome to this Superior Curb Appeal 3rd floor 1 bedroom, 1 bathroom, 2 PARKING STALLS home! Features Unparalleled Value and Build Quality, situated in the desirable Griesbach community, only steps to Lakes, Park, Beautiful Pond, Playground, Walking-trail, K-9 School, Shopping, Shops, Restaurants, Northgate ETS, etc...Open concept, bright living room boasts gorgeous laminate floorings throughout, enhance the sophistication & elevate the allure of this home. Great east facing balcony with BBQ stove where you can enjoy summer BBQ! Spacious kitchen boasts an abundance of cabinets, raised kitchen island & SS appliances. Sizable bedroom offers walk-through closet. A 4 piece bathroom & in-suite laundry w front load washer & dryer. TWO TITLE PARKING STALLS (one underground and on surface). Building amenities including fitness room & social room. Shows 10/10! Easy access to downtown core & all amenities. Quick possession available. Perfect for home starter or investors! Don't miss!

Built in 2016

### Essential Information

MLS® # E4457601

Price \$215,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 598                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 327 508 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6V9                  |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Social Rooms, Vinyl Windows |
| Parking Spaces | 2                                                                                                                        |
| Parking        | Heated, Stall, Underground                                                                                               |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Baseboard, Geo Thermal                                                               |
| # of Stories | 4                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

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

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |           |
|------------|-----------|
| Elementary | Griesbach |
|------------|-----------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$406                |

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Listing information last updated on October 14th, 2025 at 11:32am MDT