

# **\$460,000 - 406 528 Griesbach Parade Parade, Edmonton**

MLS® #E4445682

**\$460,000**

2 Bedroom, 2.00 Bathroom, 1,301 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Stunning 2 bed, 2 bath + Den (bonus room) condo in Griesbach offers over 1300 sq ft of upscale living with 10 FOOT ceilings & high-end finishes throughout. The kitchen offers quartz countertops, 4-person island, full-height two-tone cabinetry, designer backsplash, & stainless steel appliances. A custom beverage centre with addl cabinetry enhances the adjacent dining area. The open-concept living room features large east-facing windows, vinyl plank flooring, & access to patio. The spacious primary suite offers a walk-thru closet with custom built-ins & a 4-piece ensuite with a fully tiled shower. The bonus room is perfect as a home office, nursery, or gym. The second bedroom has easy access to a stylish 4-piece bath. Extras include a full laundry room with custom cabinetry, TWO underground parking stalls, & storage. Veritas amenities: fitness centre, guest suite, social room, A/C. Steps to Griesbach Village for restaurants, groceries, cafes and close to future LRT.

Built in 2018

## **Essential Information**

MLS® #	E4445682
Price	\$460,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	406 528 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$699

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 July 4th, 2025 at 8:32am MDT