

## **\$600,000 - 711 Decoteau Way, Edmonton**

MLS® #E4435258

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

STUNNING Avi 2 Storey on a QUIET street in Griesbach! Great curb appeal w/ TRIPLE DORMER windows on the top floor to bring in the NATURAL light! The front entry porch is UNIQUE, bright & SPACIOUS. Engineered HARDWOOD greets you & is found throughout the main. A den/formal dining room overlooks the front street; the 2 piece bath will please guests; the bonus WALK-IN COAT CLOSET is handy! Cook in the large ISLAND KITCHEN w/ raised BREAKFAST BAR, WHITE cabinets & contrasting back splash TILE & GRANITE counters. Eat in the dining area overlooking the rear yard; the adjoining family room w/ gas FIREPLACE is perfect for entertaining! MAIN FLOOR LAUNDRY is found off the SEPARATED rear entry, very convenient! Upper floor has a BONUS ROOM w/ 2 dormers, a full 4 piece bathroom to service the 2 bedrooms. Primary suite is large, has a walk-in closet & a 5 piece ensuite w/ a raised DOUBLE VANITY. FULLY FENCED yard to play in & a DOUBLE DETACHED GARAGE to keep the cars cozy! See it you'll LOVE this place!

Built in 2012

### **Essential Information**

MLS® # E4435258

Price \$600,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	711 Decoteau Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6P3

### Amenities

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Major-General Griesbach
Middle	Major-General Griesbach
High	Queen Elizabeth School

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	72
Zoning	Zone 27

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