

Courtesy Of Christina A Reid Of Century 21 Leading

## \$699,900 - 3314 Roy Brown Way, Edmonton

---

MLS® #E4443736

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover the Petra quick possession home by Landmark Homes, ideally located in Edmonton's sought-after Village at Griesbach—a beautifully master-planned community known for its timeless charm and thoughtful design. This spacious 2,001 sq. ft. residence offers 3 bedrooms and 2.5 bathrooms, blending comfort, style, and innovation. Designed with wellness and efficiency in mind, the home features a cutting-edge 3-Stage Medical-Grade Air Purification System and a high-performance Hi-Velocity Heating System, delivering year-round comfort through integrated heating, cooling, filtration, ventilation, and humidification. A Navien Tankless Hot Water Heater ensures endless hot water while keeping energy bills low. Enjoy thoughtful touches throughout, including a luxurious 4-piece ensuite, a cozy electric fireplace, melamine shelving, and a full appliance package. Completing the home are a private rear deck, side entry, fully landscaped yard, and more—ready for you to move in and make it yours.



Built in 2025

### Essential Information

MLS® # E4443736

Price \$699,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3314 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

### Amenities

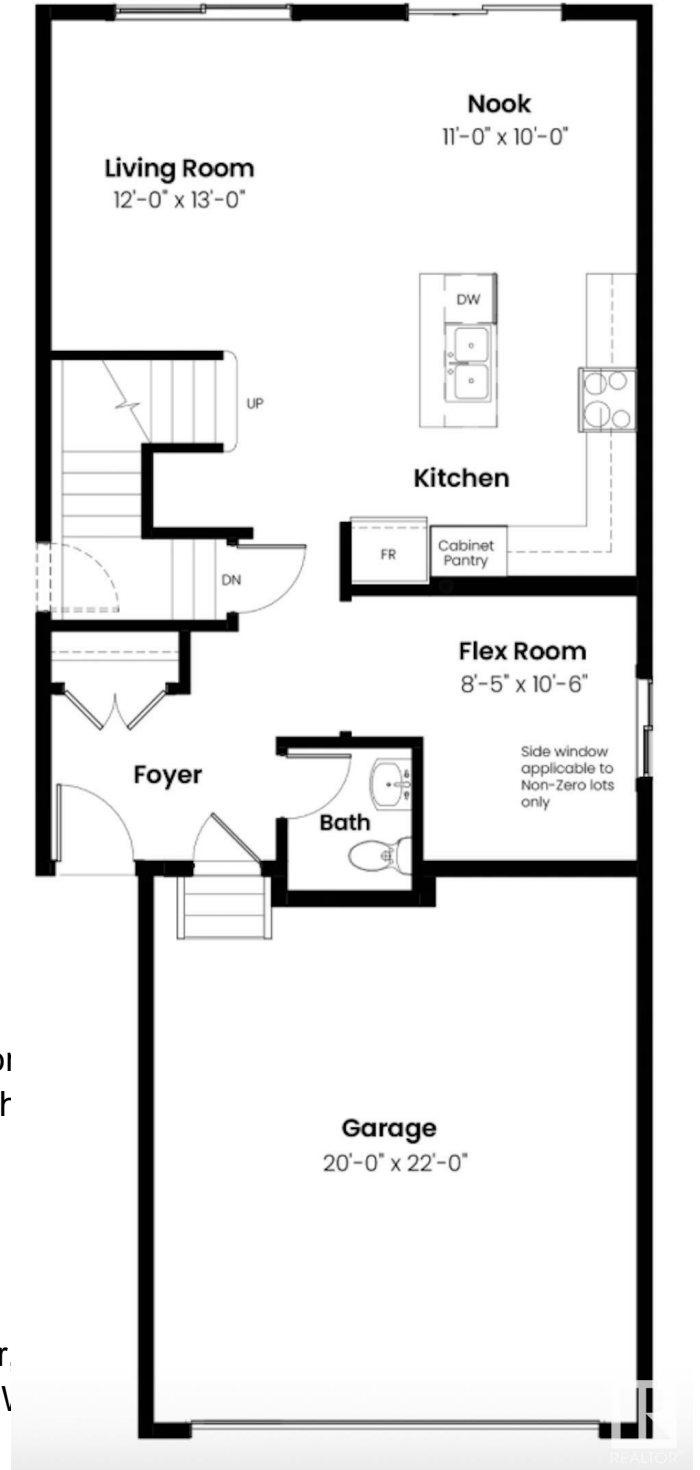
Amenities	Carbon Monoxide Detector Tankless, Smart/Program. Th
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, \
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Prefab, Vinyl
----------	---------------



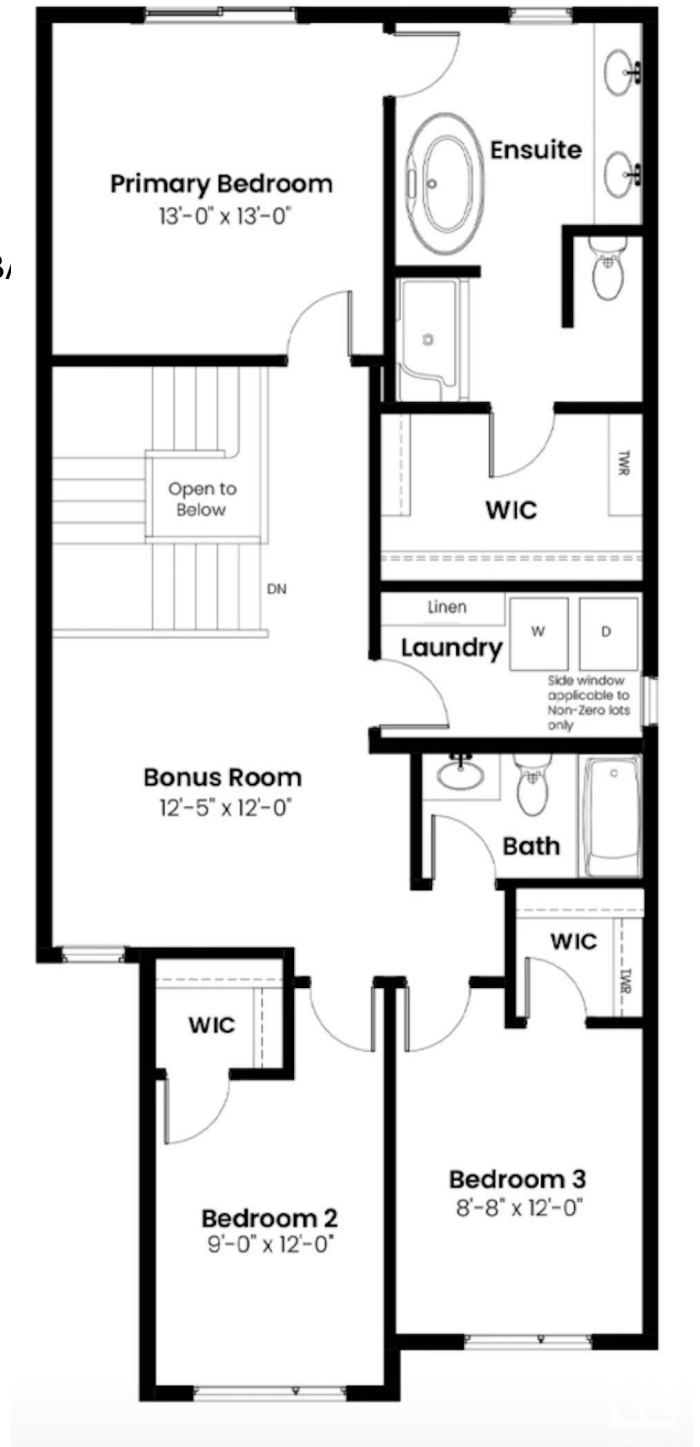
Exterior Features	Fenced, Landscaped, Public
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	MAJOR-GENERAL GRIESBACH
Middle	St. Edmund
High	QUEEN ELIZABETH

### Additional Information

Date Listed	June 20th, 2025
Days on Market	27
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 July 17th, 2025 at 5:17pm MDT