

Courtesy Of Christina A Reid Of Century 21 Leading

## \$549,900 - 3317 Roy Brown Way, Edmonton

MLS® #E4443738

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

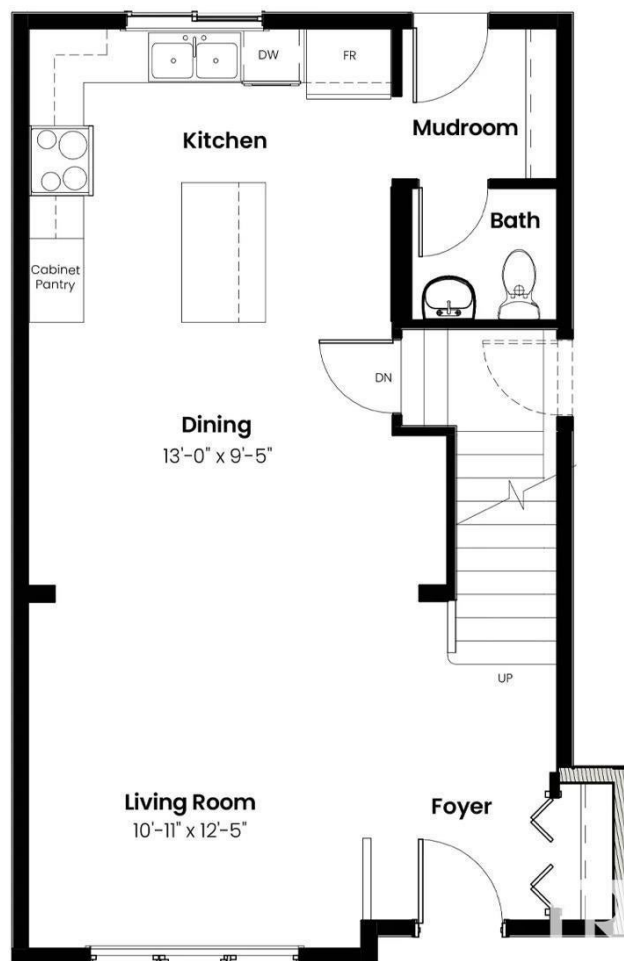
Griesbach, Edmonton, AB

Welcome to this beautifully designed half duplex by Landmark Homes, located in the award-winning community of Griesbach. Built with wellness and efficiency in mind, this home features a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System for superior comfort and indoor air quality. The Navien Tankless Hot Water Heater provides endless hot water while saving on utility costs. Thoughtfully crafted, the home includes a convenient side entry—ideal for a future legal suite or private access. Outside, enjoy the low-maintenance lifestyle with full landscaping, fencing, a pressure-treated deck, and a detached garage all included. Inside, cozy up by the electric fireplace in the open-concept living space. Whether you're looking to invest or settle down, this quick possession home offers unbeatable value, efficiency, and style in one of Edmonton's most desirable master-planned communities.

Built in 2025

### Essential Information

MLS® #	E4443738
Price	\$549,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3317 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, 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	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

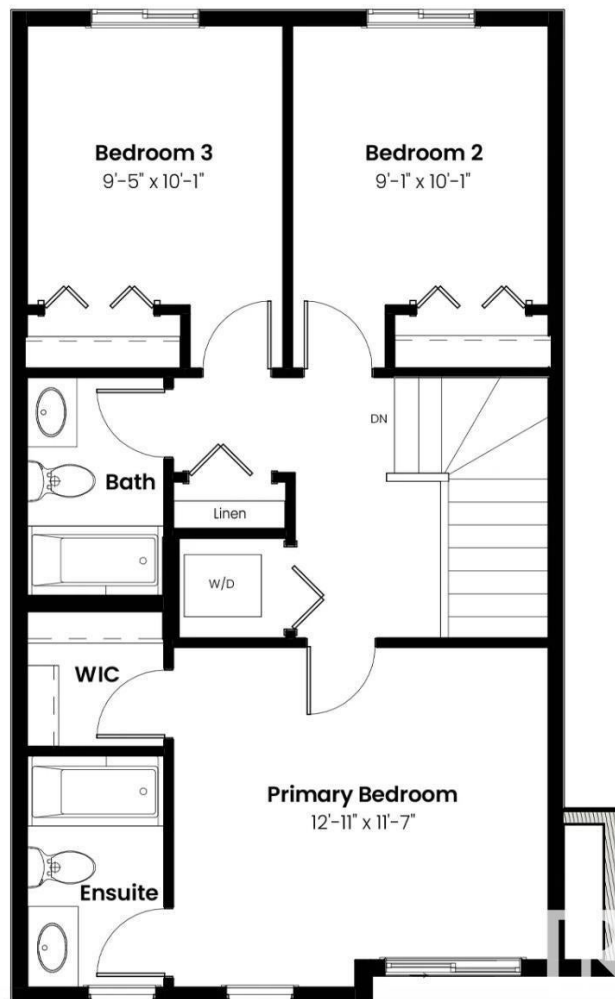
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### Additional Information

Date Listed	June 20th, 2025
Days on Market	27
Zoning	Zone 27



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Listing information last updated on July 17th, 2025 at 5:17pm MDT