

# **\$369,000 - 307 560 Griesbach Parade Parade, Edmonton**

MLS® #E4458960

**\$369,000**

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Spacious 1,333 sq. ft. (builder's size) top-floor condo in the highly desirable Griesbach community! This 3-bedroom, 2-bath home boasts modern finishes including a heat pump, quartz countertops, soft-close cabinets and drawers, and durable LVP/LVT flooring throughout the main living areas, with cozy carpet in the bedrooms. Enjoy a north-facing deck overlooking the quiet, tree-lined neighborhoodâ€”perfect for relaxing or entertaining. Underground tandem parking for two vehicles adds convenience. Griesbach offers a vibrant, family-friendly lifestyle with parks, walking trails, local shops, cafes, and easy access to schools and public transit. Building amenities include a car wash bay, underground parking, library, games room, and exercise room. A stylish, functional home in a thriving, welcoming community!

Built in 2018

## **Essential Information**

MLS® #	E4458960
Price	\$369,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.00



Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Sprinkler System-Fire
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 22nd, 2025
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Days on Market	1
Zoning	Zone 27
Condo Fee	\$502

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