



## 560 GRIESBACH Parade 405 Edmonton AB

\$349,000

Welcome to the Larkspur, our spacious (1098 SQ FT - builder's size) two bed, two bath condo unit with an open floor plan, in-suite laundry and energy efficient heat pump system for heating and cooling. Steps away from numerous amenities and outdoor green spaces in the award winning neighbourhood of Griesbach. Quick commute downtown and easy access to the Henday or Yellowhead. This suite has an oversized south-facing patio that looks out onto the courtyard of the building. The kitchen features Quarter countertops for a modern touch, stainless steel appliances and soft-close cabinets and drawers. LVP flooring throughout with carpet in bedrooms and LVT in bathrooms. Enjoy your master suite with generously sized walk-in closets and ensuite. Socialize with friends & neighbours in the library, amenity room & in-building gym. One underground parking stall included with car wash bay for residents. Small pets up to 20lbs, larger with board approval.

Listing Presented By:



Originally Listed by:  
Royal LePage Summit Realty

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