



## Edmonton Alberta

\$399,900

Character and charm meet modern updates in this 4-bedroom, two-storey home in Griesbach -- one of Edmonton's most sought-after communities, rooted in the neighborhood's rich military history. A classic covered front porch welcomes you home, framed by mature trees and manicured hedges -- the kind of curb appeal that stops people on the sidewalk. Inside, four spacious bedrooms offer room to grow, with fresh paint and new flooring throughout the main floor. Out back, enjoy a fully fenced yard and an updated double detached garage -- plus the big-ticket items already done: updated foundation and new shingles on the roof. Tucked on a quiet, tree-lined street, you're steps from Griesbach's parks, pathways, and tight-knit community feel, with quick access to Anthony Henday Drive and 97 Street for an easy commute anywhere in the city. A rare chance to own a piece of Griesbach's character with the hard work already done. (id:6769)

Living room 5.07 m X 3.55 m

Dining room 3.63 m X 3.56 m

Kitchen 4.04 m X 3.59 m

Primary Bedroom 3.32 m X 3.61 m

Bedroom 2 2.23 m X 3.58 m

Bedroom 3 2.92 m X 2.57 m

Bedroom 4 2.62 m X 3.59 m

Listing Presented By:



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Vita Nova Realty & Management

<https://www.vitanovarealty.ca/>



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