



## Edmonton Alberta

\$718,900

WELL-APPOINTED 2-STORY IN GRIESBACH WITH FINISHED BASEMENT Set in the award-winning community of Griesbach, known for its tree-lined streets, lakes, and extensive park system, this 2,211 sqft, 4-bedroom, 3.5-bath home offers a thoughtful balance of space, design, and lifestyle. The main floor features engineered hardwood and a striking two-sided gas fireplace with brick feature wall connecting the living and dining areas. The kitchen flows easily into the main space, while a separate formal dining room adds flexibility. A mudroom and 2-piece bath complete the level. Upstairs, the bonus room and laundry add everyday convenience. The primary suite includes a walk-in closet and 5-piece ensuite, with two additional bedrooms and a full bath. The finished basement offers a fourth bedroom, 3-piece bath, and additional living space. Outside, enjoy a landscaped, fenced yard with deck and patio, plus a double detached garage. A home that pairs comfort with one of Edmonton's most thoughtfully designed communities. (id:6769)

Bedroom 4 2.89 m X 4.3 m  
Recreation room 7.21 m X 4.22 m  
Living room 2.66 m X 2.64 m  
Dining room 3 m X 3.33 m  
Kitchen 3.71 m X 4.55 m  
Mud room 2.44 m X 2.48 m

Primary Bedroom 4.16 m X 4.14 m  
Bedroom 2 2.91 m X 3.63 m  
Bedroom 3 3.58 m X 2.91 m  
Bonus Room 4.69 m X 4.3 m  
Laundry room 1.82 m X 1.88 m

Listing Presented By:



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