



## 504 Griesbach Parade 209 Edmonton AB

\$240,000

Perfectly appointed immaculately kept 2 bedroom 2 bathroom home in Valour Condominiums in the desirably community of Griesbach. Greisbach is filled with walking trails, lakes, great restaurants and shops, and easy access to downtown via Northgate bus depot just down the street! The complex is well managed and comes complete with social and exercise room plus plenty of visitor parking for guests too (unit comes with 1 titled UG stall)! Inside the unit enjoy the spacious and thoughtfully designed layout starting with open concept kitchen & living room space opening onto the covered balcony. Your kitchen features stainless steel appliances, granite countertops and luxury vinyl plank flooring. Off the kitchen is a pantry and walk in laundry room with stacked washer/dryer and some extra storage. The main bathroom sits beside the first bedroom perfectly placed on opposite ends from the primary bedroom for optimal privacy. The primary bedroom has 2 closets and ensuite bathroom, plus new carpet in both rooms!

Listing Presented By:



Originally Listed by:  
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