



## 339 Griesbach School Road Edmonton AB

\$344,900

Quietly nestled in the urban village of Griesbach this well appointed half duplex home will not disappoint. In the ideal location you are just steps away from the incredible array of neighbourhood amenities such as the community gardens, tobogganing hill, walking trails, shopping complex, Major General Griesbach School & public transit. Boasting over 1736 SQFT of developed living space, this home includes 3 bedrooms, 4 bathroom, a professionally finished basement & an insulated double detached garage. Upgrades not to be missed include new air-conditioning, furnace & HWT. Upon entering, you will be greeted with features such as gleaming hardwood floors, custom insulative cellular blinds & fresh paint throughout. Cook's kitchen showcases a large centre island with eating bar, maple cabinetry & stainless steel appliance + a new bosch dishwasher. The backyard is the ideal space to unwind and enjoy the many garden beds of fruits and vegetables. This home is in pristine condition and is turn key ready for you!



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