



## 347 GRIESBACH SCHOOL Road Edmonton AB

\$569,900

Welcome to this move in ready, charming, two storey Victorian gingerbread home in the desirable neighbourhood of Griesbach. The bright entryway leads to the modern two-toned kitchen with ample cabinetry space, stainless steel appliances and large island perfect for entertaining. The living room features a corner gas fireplace with large windows overlooking the back deck and beautiful back yard. The main floor laundry room and two piece bathroom complete the main floor. Upstairs you will find the perfect office space, three large bedrooms, and an additional four-piece bathroom. The primary bedroom has a large walk in closet and four-piece bath featuring a large vanity, stand alone shower and soaker tub! The basement is finished with a large bonus room, an additional bedroom and three-piece bathroom. You will love your morning coffee out on the huge front porch overlooking the beautifully landscaped front yard. New shingles in 2023. The double detached garage completes this immaculate property.

Listing Presented By:



Originally Listed by:  
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