



## Edmonton Alberta

\$675,900

Some homes just feel right, and this Griesbach gem was built for real family life. The main floor features a bright, open kitchen, a cozy living room made for movie nights, and a private den with a door that closes, perfect for a home office or playroom. Upstairs, you'll find 3 good-sized bedrooms, including a primary retreat with a 5 piece ensuite, plus upper-floor laundry. The surprise favourite? A fantastic bonus room right at the top of the stairs, ideal for Saturday morning cartoons or a casual hangout spot. Downstairs, the fully legal 1-bedroom basement suite is a total game-changer. With its own side entrance, kitchen, and laundry, it's perfect for in-laws, older kids, or as a mortgage helper to ease the budget. Outside, enjoy everything Griesbach is loved for: parks, splash pads, walking trails, and a close-knit community vibe. A home that grows with you, come see it for yourself! (id:6769)

Bedroom 4 Measurements not available

Living room 3.92 m X 4.83 m

Dining room 4.55 m X 2.8 m

Kitchen 3.92 m X 4.23 m

Den 2.32 m X 1.81 m

Primary Bedroom 3.96 m X 4.19 m

Bedroom 2 3.04 m X 3.01 m

Bedroom 3 2.79 m X 3 m

Bonus Room 4.15 m X 6.3 m

Listing Presented By:



Originally Listed by:  
The E Group Real Estate



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.