

# \$229,000 - 560 Griesbach Parade Parade, Edmonton

MLS® #E4440892

**\$229,000**

1 Bedroom, 1.00 Bathroom, 667 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

One bedroom, one bath suite with easy walkout access to nearby amenities. Located in Griesbach, Edmonton's most historic and award winning community, this 712 SQ FT (Builder's Size) unit ihas an open and functional layout and is ready for move-in. This unit has quartz countertops, soft-close cabinets and drawers, Hunter Douglas blinds, stainless steel appliances, LVP and LVT flooring with carpet in bedroom. In-suite laundry and energy efficient heat pump for heating and cooling. Underground parking stall included, life lease (no property taxes). Building treated with fire-retardant spray during construction and beautiful Hardie Plank siding. Building features include library, social room, car wash bay and exercise room. Patio has natural gas hookup for barbecue. Small pets up to 20lbs with board approval.

Built in 2018

## Essential Information

MLS® #	E4440892
Price	\$229,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00



Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Social Rooms
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane, Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10

Zoning	Zone 27
Condo Fee	\$263

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