\$689,900 - 3316 Roy Brown Way, Edmonton

MLS® #E4449599

\$689,900

4 Bedroom, 3.00 Bathroom, 2,076 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Step into The Eiffel, a stunning 2,076 sq. ft. home designed for modern living. With 4 bedrooms, 3 bathrooms, side entry, and a variety of functional spaces, this home blends style and versatility effortlessly. The main floor features a main floor bedroom room, perfect for a home office, playroom, or additional living space. The open-to-above design in the great room creates a bright, airy atmosphere, enhancing the home's spacious feel. The kitchen flows seamlessly into the dining and living areas, making it ideal for entertaining. Upstairs, a spacious bonus room offers additional relaxation space, while the primary suite boasts a luxurious ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the second floor, providing comfort for the whole family. Photos are of a showhome



Essential Information

MLS® # E4449599

Price \$689,900

Bedrooms 4

Bathrooms 3.00

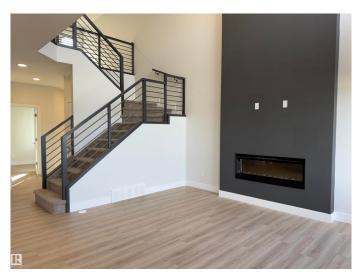
Full Baths 3

Square Footage 2,076

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3316 Roy Brown Way

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6Z9

Amenities

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water

Tankless, Smart/Program. Thermostat, HRV System

Parking Double Garage Attached, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Yes

Fireplace Yes
Fireplaces Insert
Stories 2

2 2

Has Basement

Basement Full, Unfinished

Exterior

Exterior Prefab, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Prefab, Vinyl

Foundation Concrete Perimeter

School Information

Elementary MAJOR-GENERAL GRIESBACH

Middle St. Edmund Catholic High QUEEN ELIZABETH

Additional Information

Date Listed July 23rd, 2025

Days on Market 100

Zoning Zone 27

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