

\$379,000 - 134 560 Griesbach Parade Parade, Edmonton

MLS® #E4443203

\$379,000

3 Bedroom, 2.00 Bathroom, 1,270 sqft
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Located in The Connaught at Griesbach, this 1,333 sq ft (builder's size) main-floor 3-bedroom, 2-bath unit offers direct walk-out access to a gated west-facing patio—ideal for those downsizing or working from home. Inside, you'll find quartz countertops, soft-close cabinets and drawers, LVP and LVT flooring with carpet in the bedrooms, and in-suite stacking laundry. Year-round comfort with a best-in-class energy-efficient heat pump and central air conditioning, plus NG BBQ hookup on the patio. Includes one underground parking stall and one exterior surface stall, both life lease (no property tax). Small pets welcome with board approval. The building offers thoughtful amenities including a heated underground parkade, car wash bay, library, fitness centre, and social room, all within a wood-frame structure treated with fire-retardant during construction. Conveniently located near Northgate Centre, North Town Centre, restaurants, grocery stores, and transit, quick access to downtown, 97th and the Henday.

Built in 2019

Essential Information

| | |
|--------|-----------|
| MLS® # | E4443203 |
| Price | \$379,000 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,270 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 134 560 Griesbach Parade Parade |
| Area | Edmonton |
| Subdivision | Griesbach |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 6X1 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Sprinkler System-Fire |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| 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 19th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 27 |
| Condo Fee | \$502 |

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Listing information last updated on July 1st, 2025 at 4:32am MDT