

## **\$409,000 - 331 Griesbach School Road, Edmonton**

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MLS® #E4427102

**\$409,000**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Beautiful home in the charming & desirable community of Griesbach. Recently updated 3 bed & 2 bath w/ FINISHED BSMT & side entrance and a LARGE backyard & DBL car garage! Also, entire home renovated in 2006 by HOMES BY AVI. The oversized Victorian-style covered porch provides timeless curb appeal. Upon entering, you'll be greeted w/ LARGE windows & gleaming (refinished) hardwood floors & warm fresh new paint. The large living room expands onto the formal dining room & the full kitchen w/ STAINLESS STEEL appliances. Ascend upstairs w/ more large windows throughout, enjoy 3 good sized bedrooms & a full bathroom - newly painted. The FULLY FINISHED BSMT provides a warm and large family room, a 3-pce bathroom & updated washer and dryer. NEW HOT WATER HEATER & well maintained furnace. The CENTRAL A/C will keep your home cool. Outside is a private and expansive yard w/ deck perfect for spending time with loved ones & this home is complete your spacious garage. All major amenities nearby! (NO CONDO FEES.)

Built in 1954

### **Essential Information**

MLS® #

E4427102



Price	\$409,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	331 Griesbach School Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Front Porch
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 23rd, 2025

Days on Market                39

Zoning                            Zone 27

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