

Courtesy Of Christina A Reid Of Century 21 Leading

\$699,900 - 3314 Roy Brown Way, Edmonton

MLS® #E4443736

\$699,900

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover the Petra quick possession home by Landmark Homes, ideally located in Edmonton's sought-after Village at Griesbach—a beautifully master-planned community known for its timeless charm and thoughtful design. This spacious 2,001 sq. ft. residence offers 3 bedrooms and 2.5 bathrooms, blending comfort, style, and innovation. Designed with wellness and efficiency in mind, the home features a cutting-edge 3-Stage Medical-Grade Air Purification System and a high-performance Hi-Velocity Heating System, delivering year-round comfort through integrated heating, cooling, filtration, ventilation, and humidification. A Navien Tankless Hot Water Heater ensures endless hot water while keeping energy bills low. Enjoy thoughtful touches throughout, including a luxurious 4-piece ensuite, a cozy electric fireplace, melamine shelving, and a full appliance package. Completing the home are a private rear deck, side entry, fully landscaped yard, and more—ready for you to move in and make it yours.



Built in 2025

Essential Information

MLS® # E4443736

Price \$699,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3314 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

Amenities

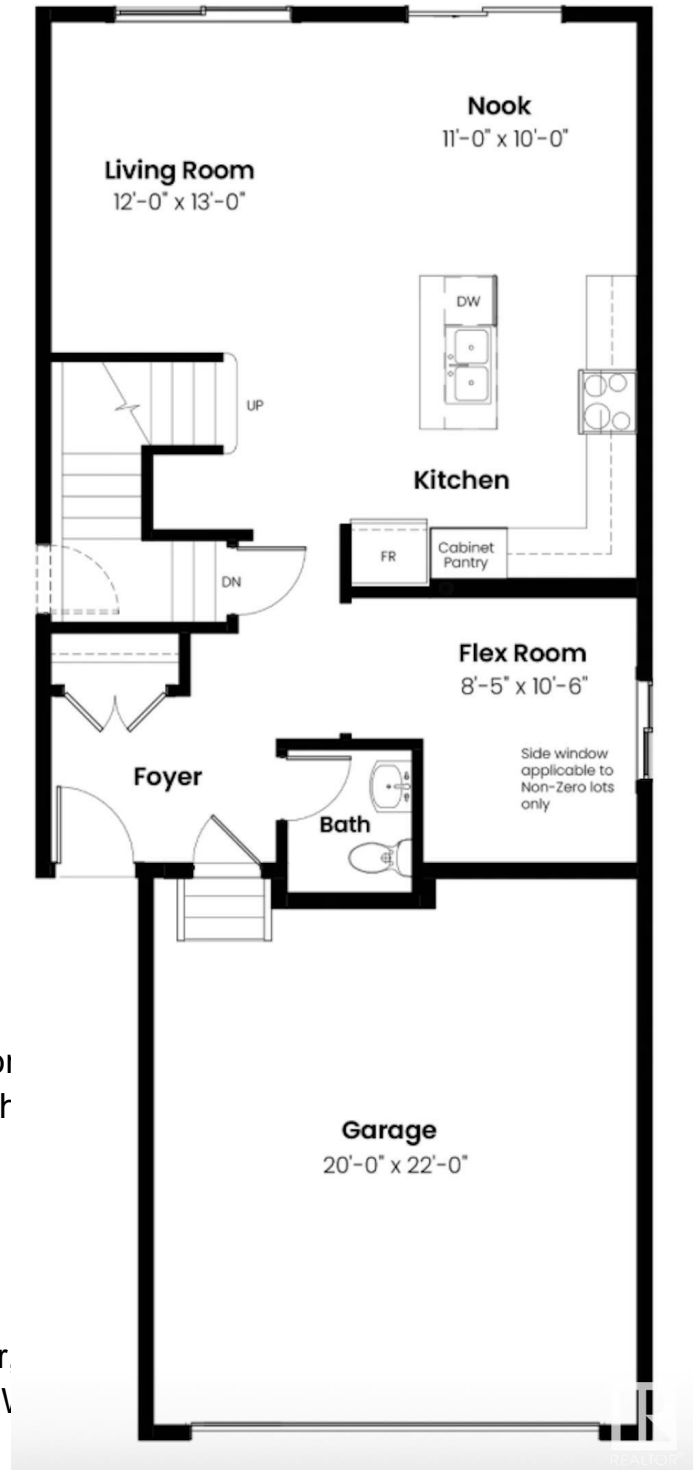
Amenities	Carbon Monoxide Detector Tankless, Smart/Program. Thermostat
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, \
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Prefab, Vinyl
----------	---------------



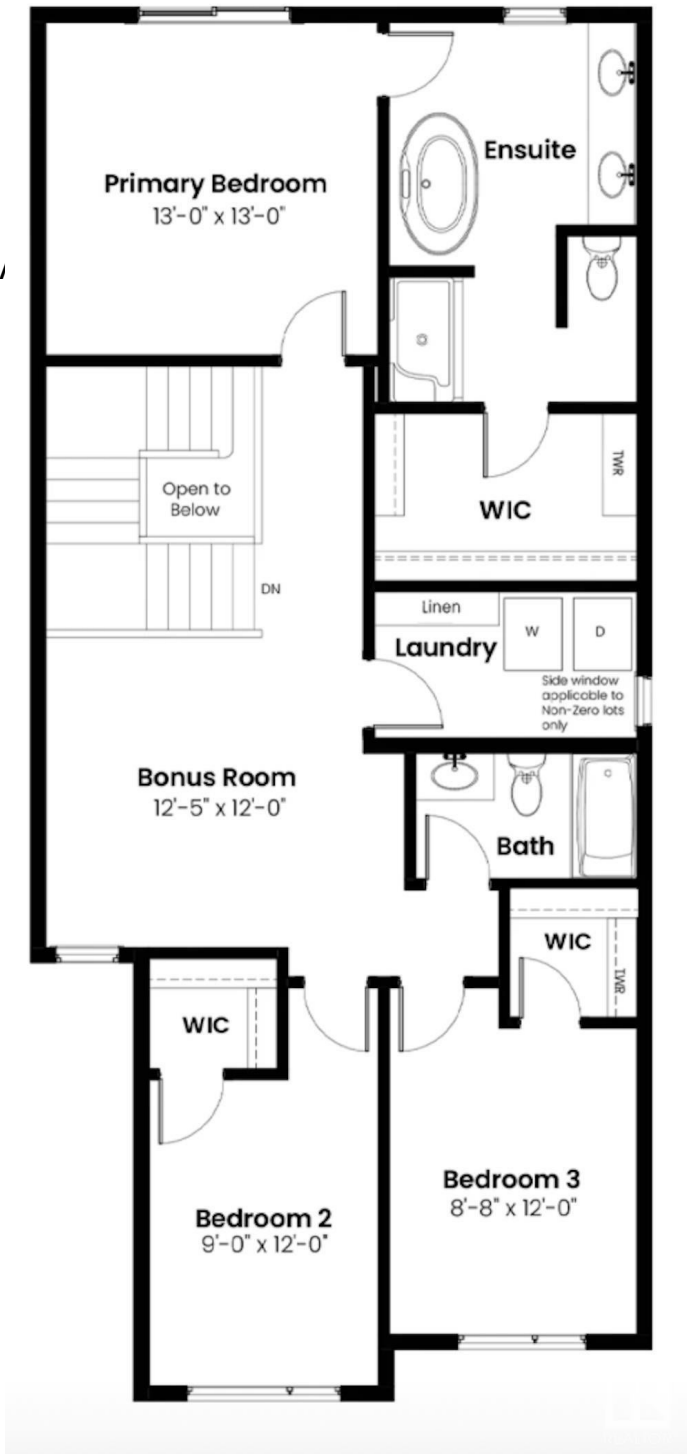
Exterior Features	Fenced, Landscaped, Public
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	MAJOR-GENERAL GRIESBACH
Middle	St. Edmund
High	QUEEN ELIZABETH

Additional Information

Date Listed	June 20th, 2025
Days on Market	14
Zoning	Zone 27



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 12:33pm MDT