

Courtesy Of Christina A Reid Of Century 21 Leading

## \$549,900 - 3319 Roy Brown Way, Edmonton

MLS® #E4443739

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

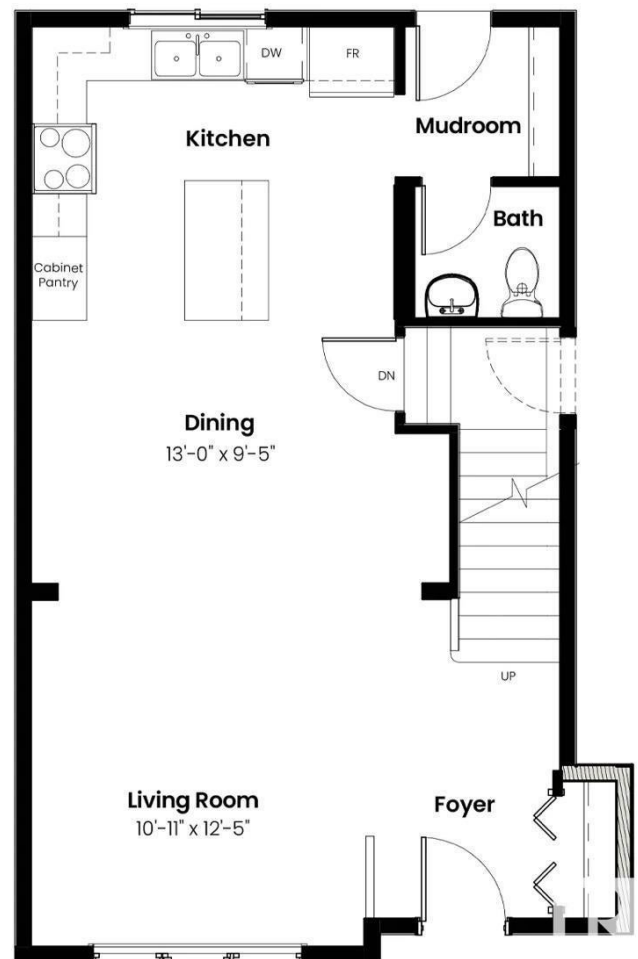
Experience modern living in this beautifully crafted half duplex by Landmark Homes, located in the highly desirable Village at Griesbach. This home is packed with premium features designed to elevate comfort, efficiency, and everyday convenience. Enjoy a healthier indoor environment with a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System that delivers efficient heating, cooling, filtration, and ventilation. A Navien Tankless Hot Water Heater ensures continuous hot water and lower utility bills. Ideal for growing families or savvy investors, this home includes a side entry, making future suite potential a breeze. Outside, the detached garage, fencing, landscaping, and pressure-treated deck are all included—ready for you to enjoy from day one. Inside, relax by the electric fireplace and appreciate the thoughtful layout built for today's lifestyle. Don't miss this opportunity to live in one of Edmonton's most award-winning master-planned communities.

Built in 2025

### Essential Information

MLS® # E4443739

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3319 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
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Prefab, Vinyl
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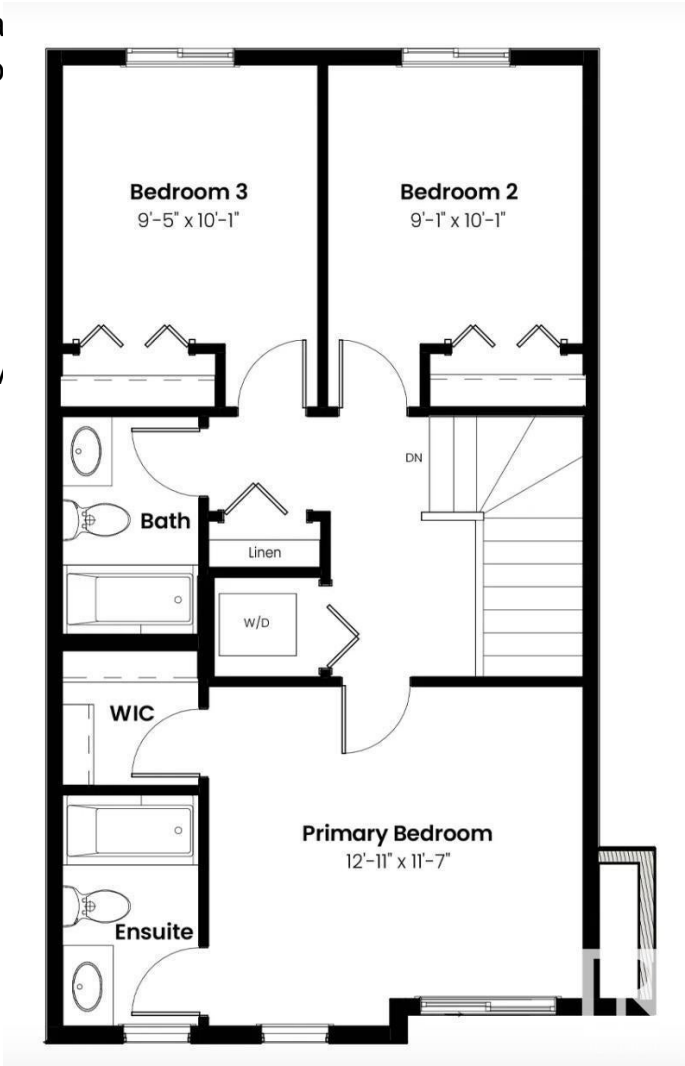
Exterior Features	Back Lane, Fenced, Landscaping, Transportation, Schools, Shopping
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### Additional Information

Date Listed	June 20th, 2025
Days on Market	4
Zoning	Zone 27



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Listing information last updated on June 24th, 2025 at 6:47pm MDT