

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

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                34

Zoning                            Zone 27

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