

## \$385,000 - 2687 Sir Arthur Currie Way, Edmonton

MLS® #E4457471

**\$385,000**

4 Bedroom, 3.50 Bathroom, 1,234 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Discover this exceptional end-unit townhouse located in the centre of Edmonton's prestigious Griesbach community. Perfectly positioned across from the expansive 24-acre Maple Leaf Park, this home offers unobstructed park views and even a hilltop glimpse of downtown, creating a serene and scenic backdrop year-round. Designed for comfort and functionality, this home offers 4 bedrooms (including one in the fully finished basement) and 4 bathrooms, making it ideal for families or professionals. The functional layout includes an open-concept kitchen with granite countertops, stainless steel appliances, and a tankless hot water system for energy efficiency. A front den makes an excellent home office or study space. Upstairs, the spacious primary suite features a walk-in closet and private ensuite, while the additional bedrooms provide versatility for guests, kids, or hobbies. The home also boasts great curb appeal, a fenced backyard, and a double detached garage with back lane. Minutes from downtown!

Built in 2012

### Essential Information

MLS® # E4457471

Price \$385,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,234             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2687 Sir Arthur Currie Way |
| Area        | Edmonton                   |
| Subdivision | Griesbach                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5E 6S8                    |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Tankless |
| Parking   | Double Garage Detached                             |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Schools |
| Roof              | Asphalt Shingles                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
|------------|-------------------------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$333                |

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 November 4th, 2025 at 11:02am MST