

## \$369,000 - 307 560 Griesbach Parade, Edmonton

MLS® #E4458960

**\$369,000**

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Spacious 1,333 sq. ft. (builder's size) top-floor condo in the highly desirable Griesbach community! This 3-bedroom, 2-bath home boasts modern finishes including a heat pump, quartz countertops, soft-close cabinets and drawers, and durable LVP/LVT flooring throughout the main living areas, with cozy carpet in the bedrooms. Enjoy a north-facing deck overlooking the quiet, tree-lined neighborhood—perfect for relaxing or entertaining. Underground tandem parking for two vehicles adds convenience. Griesbach offers a vibrant, family-friendly lifestyle with parks, walking trails, local shops, cafes, and easy access to schools and public transit. Building amenities include a car wash bay, underground parking, library, games room, and exercise room. A stylish, functional home in a thriving, welcoming community!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458960  |
| Price          | \$369,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,270     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 307 560 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6X1                         |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Visitor, Social Rooms, Sprinkler System-Fire |
| Parking   | Parkade                                                                                                  |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                                    |
| # of Stories      | 4                                                                                                                         |
| Stories           | 1                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | None, No Basement                                                                                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                            |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane, Flat                                         |
| Construction      | Wood, Stone, Hardie Board Siding                            |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 43      |
| Zoning         | Zone 27 |
| Condo Fee      | \$502   |

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Listing information last updated on November 4th, 2025 at 5:47am MST