

# \$339,900 - 301 504 Griesbach Parade, Edmonton

MLS® #E4462434

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Corner Suite with 2 Beds, 2 Baths + Den, 2 Parkings in Griesbach! Welcome to this impeccably maintained corner unit in one of Edmonton's most desirable communities. This spacious 2-bedroom, 2-bathroom + den home offers modern finishes throughout. Featuring quartz countertops, bar seating, and an open-concept layout, the kitchen flows into bright living and dining areas with access to a large covered balcony—perfect for relaxing or entertaining. Bedrooms are thoughtfully placed on opposite corners for added privacy. The primary suite includes a walk-through closet and spa-inspired ensuite, while the second bedroom sits next to a full 4-piece bath. Extras include A/C, full-size in-suite laundry, TWO titled parking stalls (one underground, one surface; both located next to entrance and elevator), and a secure storage cage in the heated parkade. Located steps from parks, cafes, restaurants, transit, and scenic walking trails, this home offers the ideal blend of urban convenience and neighborhood charm.

Built in 2016

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462434  |
| Price    | \$339,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 301 504 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6V9                  |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Social Rooms, Vinyl Windows |
| Parking Spaces | 2                                                                                    |
| Parking        | Heated, Underground                                                                  |

### Interior

|              |                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Baseboard, Natural Gas                                                                                                              |
| # of Stories | 4                                                                                                                                   |
| Stories      | 1                                                                                                                                   |
| Has Basement | Yes                                                                                                                                 |
| Basement     | None, No Basement                                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Vinyl                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 16th, 2025  
Days on Market                24  
Zoning                              Zone 27  
Condo Fee                        \$649

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