

## **\$589,900 - 347 Griesbach School Road, Edmonton**

MLS® #E4424952

**\$589,900**

4 Bedroom, 3.50 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this move in ready, charming, two storey Victorian gingerbread home in the desirable neighbourhood of Griesbach. The bright entryway leads to the modern two-toned kitchen with ample cabinetry space, s/s appliances and large island perfect for entertaining. The living room features a corner gas fireplace with large windows overlooking the back deck and beautiful back yard. The main floor laundry room and two piece bathroom complete the main floor. Upstairs you will find the perfect office space, three large bedrooms, and an additional four-piece bathroom. The primary bedroom has a large walk in closet and four-piece bath featuring a large vanity, stand alone shower and soaker tub! The basement is finished with a large bonus room, an additional bedroom and three-piece bathroom. You will love your morning coffee out on the huge front porch overlooking the beautifully landscaped front yard. New shingles in 2023 and BRAND NEW Windows in 2024 . The double garage completes this immaculate property.

Built in 2007

### **Essential Information**

MLS® # E4424952

Price \$589,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	347 Griesbach School Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows
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, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 10th, 2025
Days on Market	52
Zoning	Zone 27

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 May 1st, 2025 at 9:18am MDT