

# **\$414,800 - 420 524 Griesbach Parade Parade, Edmonton**

MLS® #E4455504

**\$414,800**

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Better than New and with a great VIEW Mr and Mrs Clean live here! Immaculate penthouse condo in beautiful Veritas In Griesbach. 2 bedrooms, 2 baths and luxury finishes. Top floor featuring 10' ceilings, wall to wall windows with West exposure for your awesome deck. Natural gas bbq line and room to entertain on the summer days. Air conditioning and forced air heating. Outstanding upgraded unit with custom window coverings and extra cabinets (great coffee or wine bar). Kitchen includes gorgeous quartz countertops and large island, stainless steel appliances. Two titled parking stalls- one underground right next to the elevator and one in front of the building. In suite laundry. Amenities include fitness room, social room, guest suite. Located on a cul de sac bordering park and lake and steps away from shops, restaurants, public transportation and minutes from downtown. Ultimate Urban living.

Built in 2018

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4455504  |
| Price     | \$414,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,125                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 420 524 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6X2                         |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Guest Suite, No Smoking Home |
| Parking Spaces | 2                                                                                     |
| Parking        | Stall, Underground, See Remarks                                                       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Brick Facing                                                                                           |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Cul-De-Sac, Flat Site, Golf Nearby, Low Maintenance Landscape, |

Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 41                |
| Zoning         | Zone 27           |
| Condo Fee      | \$610             |

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 October 8th, 2025 at 10:02pm MDT