

## \$720,000 - 628 Ortona Way, Edmonton

MLS® #E4425483

**\$720,000**

5 Bedroom, 3.50 Bathroom, 1,758 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

### LEGAL BASEMENT SUITE & EXTRA SPACE FOR FUTURE GARAGE SUITE. This

high-end 1,758.30 sq. ft. 2-storey home in Griesbach combines style, function, and income potential with a legal 2-bedroom basement suite. The main floor features 9 ft. ceilings, a gourmet kitchen with quartz countertops, custom maple cabinets, and a large island with an eating bar. The living room's stone-accented gas fireplace adds warmth, while the dining area is perfect for hosting. A 2-piece bath and main floor laundry complete the space. Upstairs, the primary suite offers a walk-in closet and spa-like ensuite, with two more bedrooms and a 4-piece bath rounding out the level. The fully finished basement suite has its own laundry, full kitchen, second family area, and 2 bedrooms. Outside, enjoy a 10x22 covered deck, landscaped yard, and an oversized double garage with space for a future garage suite. All this in a prime community with parks, trails, and top amenities nearby!

Built in 2016

### Essential Information

MLS® # E4425483

Price \$720,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,758                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 628 Ortona Way |
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 6S9        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major-General Griesbach |
| Middle     | Major-General Griesbach |
| High       | Queen Elizabeth         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 27          |

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Listing information last updated on April 29th, 2025 at 5:17pm MDT