

## \$156,500 - 417 4450 McCrae Avenue, Edmonton

MLS® #E4428016

**\$156,500**

0 Bedroom, 1.00 Bathroom, 513 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

CHEAPEST condominium apartment in Griesbach! This charming studio unit is ideally located within walking distance of Rosedale Seniors Lodge and Kipnes Centre for Veterans, making it an excellent choice for family members or individuals seeking a quiet, adult-only building (55+). The professionally managed building offers a range of AMENITIES, including a guest suite, library, exercise room, and social room for private events. Inside the unit, you'll find dark kitchen cabinets paired with a black appliance package and a central island that opens to the living area with newly installed laminate flooring. The high VAULTED CEILINGS enhance the sense of space, while the large storage and laundry room, complete with a washer and dryer, adds convenience. The full bathroom and flex room, offer privacy. Additional storage and a titled parking stall are included. Situated in a peaceful neighbourhood, it's close to shopping, YMCA, bus routes, and Beaumaris Lake. DON'T MISS OUT!

Built in 2011

### Essential Information

MLS® # E4428016

Price \$156,500



Bathrooms	1.00
Full Baths	1
Square Footage	513
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Studio Suite
Status	Active

### Community Information

Address	417 4450 Mccrae Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6S4

### Amenities

Amenities	Ceiling 10 ft., Detectors Smoke, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	167
Zoning	Zone 27
Condo Fee	\$271

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