

# **\$344,000 - 126 560 Griesbach Parade Parade, Edmonton**

MLS® #E4432266

**\$344,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Bentley, 1000 SQ FT (Builder's size) at The Connaught at Griesbach in the highly sought-after NW community of Griesbach, minutes to Edmonton's downtown. Close to elevators! This two bed, two bath condo has an open floor plan, in-suite laundry and energy efficient heat pump system for heating and cooling. Suite has an oversized south facing patio. Kitchen features Quartz surfaces for a modern touch, stainless steel appliances and soft-close cabinets and drawers. LVP flooring throughout with carpet in bedroom and LVT in bathroom. Enjoy your master suite with generously sized walk-in closet and ensuite. Socialize with friends & neighbours in the library, amenity room and in-building gym. One underground parking stall included with car wash bay for residents. Small pets up to 20lbs automatically approved, larger with board approval. Steps away from numerous amenities! Building treated with fire protectant during construction giving you peace of mind on your investment. Parking stall has storage cage.

Built in 2019

## **Essential Information**

MLS® # E4432266

Price \$344,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	126 560 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X1

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Patio, Secured Parking, Social Rooms, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	71
Zoning	Zone 27
Condo Fee	\$374

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