\$719,900 - 3306 Roy Brown Way, Edmonton

MLS® #E4449610

\$719,900

4 Bedroom, 3.00 Bathroom, 2,214 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Step into The Eiffel, a stunning 2,076 sq. ft. home designed for modern living. With 4 bedrooms, 3 bathrooms, side entry, and a variety of functional spaces, this home blends style and versatility effortlessly. The main floor features a main floor bedroom room, perfect for a home office, playroom, or additional living space. The open-to-above design in the great room creates a bright, airy atmosphere, enhancing the home's spacious feel. The kitchen flows seamlessly into the dining and living areas, making it ideal for entertaining. Upstairs, a spacious bonus room offers additional relaxation space, while the primary suite boasts a luxurious ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the second floor, providing comfort for the whole family. Photos are of a showhome



Essential Information

MLS® # E4449610

Price \$719,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,214

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

Address 3306 Roy Brown Way

Area Edmonton Subdivision Griesbach City Edmonton **ALBERTA** County

Province AB

Postal Code T5E 6Z9

Amenities

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water

Tankless, Smart/Program. Thermostat, HRV System

Parking Double Garage Attached, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Forced Air-1, Natural Gas Heating

Fireplace Yes **Fireplaces** Insert 2

Stories

Has Basement Yes

Full, Unfinished Basement

Exterior

Exterior Prefab, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, **Public**

Transportation, Schools, Shopping Nearby

Roof **Asphalt Shingles**

Construction Prefab, Vinyl

Foundation Concrete Perimeter

School Information

Elementary MAJOR-GENERAL GRIESBACH

Middle St. Edmund Catholic High QUEEN ELIZABETH

Additional Information

Date Listed July 23rd, 2025

Days on Market 98

Zoning Zone 27

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