

# **\$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 | 120              |
| Zoning         | Zone 27          |
| Condo Fee      | \$374            |

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 August 21st, 2025 at 6:02pm MDT