

## \$529,000 - 313 Grand Meadow Crescent, Edmonton

MLS® #E4432317

**\$529,000**

4 Bedroom, 3.50 Bathroom, 2,213 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Imagine a street where neighbours wave as they walk by, and your home is the heart of it all. Summer nights are spent in your spacious backyard, setting up an outdoor projection screen for movie nights under the stars—kids sprawled on blankets, popcorn in hand, laughter in the air. A trampoline in the corner keeps the energy going, while you kick back and soak it all in. Vaulted ceilings and wall of windows make it feel open and bright. A wood-burning fireplace, is where board games are played and stories told. The kitchen is big enough to bake cookies with the grandkids without tripping over them as they sneak a snack. Your primary suite is a cozy escape with a walk-in closet, ensuite with jetted tub just waiting for you at the end of the day. A finished basement gives even more room to make more memories. With a newer furnace, hot water tank, and roof, all the big updates are already done. Being just a block from the LRT makes city access a breeze. Some photos virtual staged. This home is a must see!



Built in 1986

### Essential Information

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Price \$529,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,213                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 313 Grand Meadow Crescent |
| Area        | Edmonton                  |
| Subdivision | Greenview (Edmonton)      |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6L 1W9                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                                     |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Brick, Vinyl                                     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Greenview School  
Middle                              Edith Rogers School  
High                                W.P. Wagner School

**Additional Information**

Date Listed                      April 23rd, 2025  
Days on Market                8  
Zoning                              Zone 29

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