

Courtesy Of Kevin B Grenier Of MaxWell Polaris

# \$402,900 - 111 528 Griesbach Parade Parade, Edmonton

MLS® #E4418554

**\$402,900**

2 Bedroom, 2.50 Bathroom, 1,128 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

The Veritas, located in the award winning community of Griesbach nestled amongst parks, lake, historic landmarks, forest reserve and walking trails is where you'll find this exceptional 2 storey with a townhouse feel. Luxurious 9 foot high ceilings, chef's kitchen high end appliances, quartz counters, tile backsplash, vinyl plank flooring, coffee bar with beverage fridge, dining nook plus a 2pc bath, laundry room and living room. Enter from either end of the main floor from the building side or park your car and walk directly into the unit via the private patio. Upstairs you'll find two bedrooms each with their own ensuite and walk-in closets. Unit includes smart lighting, underground heated stall with storage, an energized surface stall with level one EV charger. Amenities include exercise and social room plus two guest suites. Luxury awaits.

Built in 2018

## Essential Information

MLS® #	E4418554
Price	\$402,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,128



Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	111 528 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage
Parking Spaces	2
Parking	Heated, Stall, Underground, EV Charging Station

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Major-General Griesbach
Middle	Major-General Griesbach
High	Queen Elizabeth

### **Additional Information**

Date Listed	January 19th, 2025
Days on Market	54
Zoning	Zone 27
Condo Fee	\$597

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