# \$579,900 - 6106 Carr Road, Edmonton

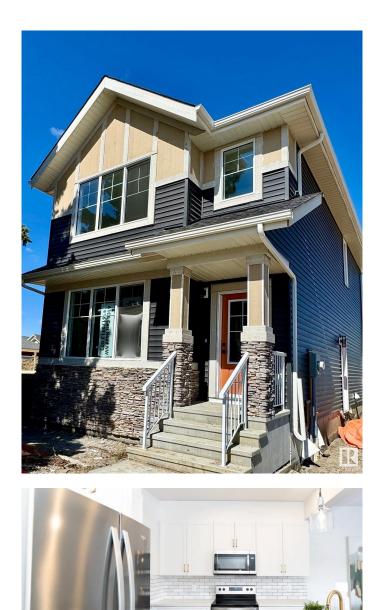
MLS® #E4420288

#### \$579,900

3 Bedroom, 2.50 Bathroom, 1,576 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Nestled in the charming Villages at Griesbach, this brand-new 1,576 sq. ft. home blends comfort, elegance, and modern living. Surrounded by mature trees, the main floor features a versatile flex room, a spacious walk-in pantry, and a cozy living room with a fireplace. In the kitchen, you'll find pristine quartz countertops, two-tone ceiling-height cabinetry, upgraded lighting, and stainless appliances. A side entrance allows for future basement suite potential, while the exterior will be fully finished with a deck, landscaping, and fencing. Additionally, a 20' x 20' detached garage is INCLUDED for convenience. Designed for efficiency, this home includes an air purification system, high-efficiency heating, and a tankless hot water system. Located in a family-friendly community you're within walking distance of a K-9 school, many greenspaces, walking trails, and amenities. With easy access to shopping, dining, and recreation, it's the ideal place to call home.



Built in 2024

#### **Essential Information**

| MLS® #    | E4420288  |
|-----------|-----------|
| Price     | \$579,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

| Full Baths     | 2                      |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,576                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 6106 Carr Road |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 6Y4        |

## Amenities

| Amenities | Carbon Monoxide Detectors, Deck, Hot Water Tankless, Smart/Program. |
|-----------|---|
|           | Thermostat, HRV System  |
| Darking   | Double Garage Detached  |

## Parking Double Garage Detached

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

| Exterior          | Prefab, Vinyl  |  |
|-------------------|--|--|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, |  |
|                   | Public Transportation, Schools, Shopping Nearby                |  |
| Roof              | Asphalt Shingles   |  |

ConstructionPrefab, VinylFoundationConcrete Perimeter

### **School Information**

| Elementary | Major General Griesbach |
|------------|-------------------------|
| Middle     | St. Edmund Catholic     |
| High       | Queen Elizabeth         |



#### **Additional Information**

| Date Listed    | February 4th, 2025 |
|----------------|--------------------|
| Days on Market | 140                |
| Zoning         | Zone 27            |

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Listing information last updated on June 24th, 2025 at 6:47pm MDT