

## \$589,000 - 756 Decoteau Way, Edmonton

MLS® #E4441882

**\$589,000**

4 Bedroom, 3.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

A rare opportunity to call this fully finished gem w/ a side entrance & in-law suite potential yours in the award winning Village of Griesbach. This 2 story is facing a serene & private walking trail w/ a large front veranda offering beautiful and peaceful views, tranquility & no street noise. It's carpet free flooring throughout welcomes you to a half bath & wide open concept living space w/ massive windows allowing tons of natural light in. It's kitchen is a chef's specialty w/ stainless steel appliances, an expansive middle island & bright dining nook facing its wonderfully landscaped yard w/ low maintenance concrete pad & double oversized garage. Upstairs, find your primary retreat w/ 4 piece ensuite bath and generous walk in closet. 2 more large bedrooms, a full 4 piece bath & laundry area finish off the upstairs level. Downstairs-a 4 piece bath, large bedroom, rec area, & a kitchenette w/fridge, microwave & sink thats ready for a stove. A separate entrance, AC, storage & more. Welcome home!

Built in 2014

### Essential Information

MLS® # E4441882

Price \$589,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,643                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 756 Decoteau Way |
| Area        | Edmonton         |
| Subdivision | Griesbach        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6N1          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached, Over Sized           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 27         |

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Listing information last updated on July 13th, 2025 at 12:02pm MDT