

## \$257,000 - 225 508 Griesbach Parade, Edmonton

MLS® #E4443986

### \$257,000

2 Bedroom, 2.00 Bathroom, 845 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Valour Condominiums, one of the newer condo complex in sought after community of Griesbach. Location, location, location ! It is a beautiful and walkable neighborhood to parks , Griesbach community Garden, Patricia Lake, lots of community events. Accessibility to shopping and eateries are unbelievable! Shoppers, Walmart, Safeway, London Drug, T&T , Tim Horton, McDonalds , Boston Pizza and so on. The building also offers an exercise room (Main floor) and a social or party room (2nd floor). Not to mention the 2 bedroom unit has a heated and secured underground parking stall. all windows and balcony facing east with the morning sun and less heat in summer.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443986          |
| Price          | \$257,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 845               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 225 508 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6V9                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room |
| Parking   | Heated, Underground, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 27         |
| Condo Fee      | \$503           |

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Listing information last updated on June 30th, 2025 at 10:17am MDT