

## **\$429,900 - 14418 98 Street, Edmonton**

MLS® #E4459518

**\$429,900**

2 Bedroom, 3.50 Bathroom, 1,944 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This BEAUTIFUL, BRIGHT END UNIT townhome in award winning Griesbach features over 2600sqft of total living space with a wonderfully executed floorplan. Upon entering, youâ€™re greeted with a huge dining area and newly upgraded wide plank engineered oak hardwood floor. An upgraded open concept kitchen with granite and stainless steel appliances separates the sun-lit dining and living room which leads to a wonderful WEST facing, landscaped backyard & double detached garage. A cozy gas fireplace and a 2pc bath are also conveniently tucked away to make this first floor a warm, cozy space youâ€™ll love. The second level features a HUGE FAMILY ROOM (which could also be an office or bedroom), a large bedroom with walk-in closet and 4pc ensuite, as well as laundry. The third level is the PRIMARY SUITE with sitting area, vaulted ceilings, walk-in closet and an expansive ensuite with double sinks, soaker tub and separate stand-up shower. FULLY FINISHED basement w/ bonus room & wet bar and a flex/storage space.

Built in 2004

### **Essential Information**

MLS® # E4459518

Price \$429,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,944             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14418 98 Street |
| Area        | Edmonton        |
| Subdivision | Griesbach       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 6M9         |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 2                                                                         |
| Parking        | Double Garage Detached                                                    |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                     |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                            |
| Stories           | 4                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                       |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Low Maintenance, Close to Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

School Information

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
| Middle     | Major General Griesbach |

Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 53                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$300                |



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