

## \$430,000 - 4408 Mccrae Avenue, Edmonton

MLS® #E4413902

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,122 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the highly desirable condo of Brigades Of Griesbach perfectly located in the community of Griesbach. This bungalow with a fully finished basement is nicely renovated and has a great floor plan. 2 large main floor bedrooms, one with a ensuite and main floor laundry. The basement has a 3rd bedroom with another full washroom. Tankless hot water and a well maintained furnace. You'll notice the care of ownership the moment you walk into the home. Across from walking paths, a children's play park perfect for when the grand kids come over to visit! Ample public parking and public transit and shopping nearby. This property is being sold as-is, where-is with no warrants or representations.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4413902  |
| Price          | \$430,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,122     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4408 Mccrae Avenue |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6N6            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Hot Water Tankless, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 150                 |
| Zoning         | Zone 27             |
| Condo Fee      | \$350               |

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Listing information last updated on April 17th, 2025 at 6:32pm MDT