

# \$419,000 - 331 Griesbach School Road, Edmonton

MLS® #E4427102

**\$419,000**

3 Bedroom, 2.00 Bathroom, 1,106 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Beautiful home in the charming & desirable community of Griesbach. Recently updated 3 bed & 2 bath w/ FINISHED BSMT & side entrance and a LARGE backyard & DBL car garage! Also, entire home renovated in 2006 by HOMES BY AVI. The oversized Victorian-style covered porch provides timeless curb appeal. Upon entering, you'll be greeted w/ LARGE windows & gleaming (refinished) hardwood floors & warm fresh new paint. The large living room expands onto the formal dining room & the full kitchen w/ STAINLESS STEEL appliances. Ascend upstairs w/ more large windows throughout, enjoy 3 good sized bedrooms & a full bathroom - newly painted. The FULLY FINISHED BSMT provides a warm and large family room, a 3-pce bathroom & updated washer and dryer. NEW HOT WATER HEATER & well maintained furnace. The CENTRAL A/C will keep your home cool. Outside is a private and expansive yard w/ deck perfect for spending time with loved ones & this home is complete your spacious garage. Close to shopping, schools & minutes to downtown.

Built in 1954

## Essential Information

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Price	\$419,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	331 Griesbach School Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Front Porch
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 23rd, 2025

Days on Market      14

Zoning                 Zone 27

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Listing information last updated on April 6th, 2025 at 4:32pm MDT