

# **\$364,900 - 111 528 Griesbach Parade Parade, Edmonton**

MLS® #E4447756

**\$364,900**

2 Bedroom, 2.50 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

~AMAZING 2 STOREY UNIT in the PRESTIGIOUS VERITAS CONDOMINIUMS ~ THIS UNIQUE UNIT SHOWS 10 out of 10 ~ Features 2 BEDROOMS, 2.5 BATHROOMS & 2 PARKING STALLS ~ CENTRAL AIR CONDITIONING ~ HEATED UNDERGROUND PARKING WITH STORAGE CAGE, PLUS ADDITIONAL OUTSIDE ELECTRIFIED STALL~ ~ As soon as you walk thru the door of this wonderful unit, you can immediately feel the quality of the finishings and pride of ownership. Features include: Tons of gorgeous kitchen cabinets ~ Quartz Countertops Throughout ~ High End Stainless Steel Appliances ~ Built in Corner Dining Nook ~ Tile Backsplash ~ Coffee Bar with Built in Wine Cooler ~ Private Patio with direct access to the parking lot which makes this unit feel more like a townhouse than an apartment condo ~ Good sized laundry room with cabinets and a countertop for folding clothes ~ 2 Primary Bedrooms Upstairs, each with its own bath ~ Exercise Room and Social Room ~ HIGH END LUXURY BUILDING located in GRIESBACH, close to transit and all amenities, minutes to downtown.

Built in 2018

## **Essential Information**

MLS® #

E4447756



Price	\$364,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	111 528 Griesbach Parade Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Stall, Underground
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Backs Onto Lake, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 15th, 2025

Days on Market        11

Zoning                      Zone 27

Condo Fee                \$597

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