

## \$409,000 - 2 4367 Veterans Way, Edmonton

MLS® #E4435225

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,984 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this 3 bed/ 2.5 bath TOWNHOME in the beautiful community of GRIESBACH! With over 1900 sq. Ft ABOVE GRADE, the main floor features 9â€™™ CEILINGS, espresso HARDWOOD, a cozy GAS FIREPLACE & warm neutral tones throughout. The kitchen offers GRANITE countertops, an UNDERMOUNT sink, eat-up bar, and plenty of cabinetry & counter space. The SPACIOUS dining area fits an 8 person table & offers a lovely view of the backyard w/ a convenient HALF BATHROOM located at main floor. Upstairs, the second level includes the convenient washer/dryer, NOOK/ DEN, & TWO generously sized bedrooms connected by a JACK & JILL ENSUITE ft. a separate soaker tub + stand-up shower! The ENTIRE third level is dedicated to the primary suite, offering charming dormer windows, MASSIVE walk-in closet w/ a window, & a gorgeous 4-piece ensuite including soaker tub + stand up shower. The basement is unfinished & ready for your finishing touch. Outside, enjoy a DOUBLE detached garage, DECK and a fully fenced yard!

Built in 2007

### Essential Information

MLS® # E4435225

Price \$409,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,984             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2 4367 Veterans Way |
| Area        | Edmonton            |
| Subdivision | Griesbach           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5E 6N4             |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Detached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed            May 8th, 2025

Days on Market      6

Zoning                Zone 27

Condo Fee            \$355

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 3:17pm MDT