

## \$434,000 - 4451 Mccrae Avenue, Edmonton

MLS® #E4439220

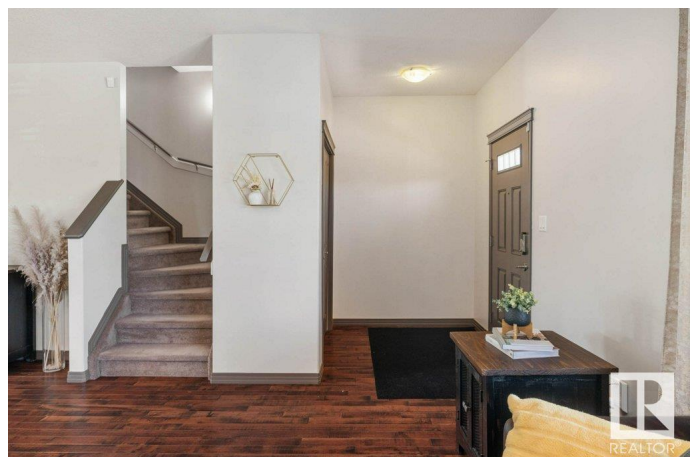
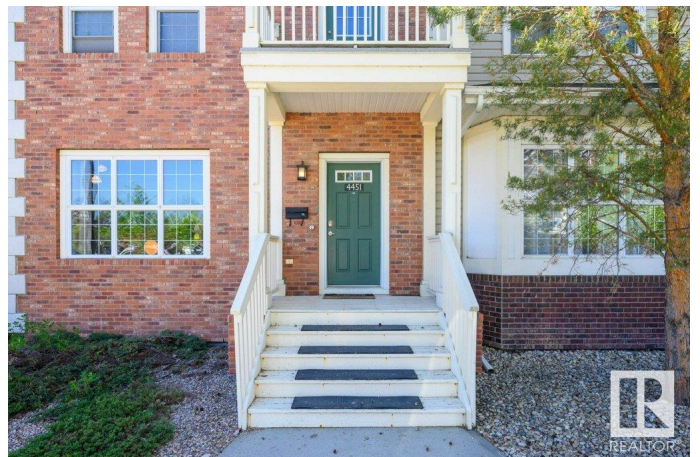
**\$434,000**

3 Bedroom, 2.50 Bathroom, 2,062 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Step into style and comfort in this 3-storey end-unit townhome located in the heart of Griesbach, one of Edmonton's most scenic and family-friendly neighborhoods. This end unit home offers natural light with extra windows, an open-concept main floor with a spacious kitchen and dining area, and a private fenced yard perfect for outdoor enjoyment. Upstairs, the primary suite is a true retreat set apart for privacy, complete with a walk-in closet and a large ensuite. Two additional bedrooms share a "Jack & Jill" bathroom, upper laundry & dedicated office space, ideal for working from home or homework time. A finished basement adds even more versatility, while the double detached garage provides secure parking & storage. Griesbach is known for its tree-lined boulevards, scenic walking trails, lakes, & parks yet you're still just minutes from shopping, restaurants, schools, and major routes. This is more than a home it's a lifestyle in one of Edmonton's most beautiful and connected communities. Don't miss it!



Built in 2006

### Essential Information

MLS® # E4439220

Price \$434,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,062             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4451 Mccrae Avenue |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 4G6            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Tile Surround  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major General Griesbach |
| Middle     | Mary Butterworth        |
| High       | Queen Elizabeth         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 27        |
| Condo Fee      | \$471          |

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Listing information last updated on June 11th, 2025 at 3:02am MDT