

Courtesy Of Christina A Reid Of Century 21 Leading

\$579,900 - 6106 Carr Road, Edmonton

MLS® #E4420288

\$579,900

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Nestled in the charming Villages at Griesbach, this brand-new 1,576 sq. ft. home blends comfort, elegance, and modern living. Surrounded by mature trees, the main floor features a versatile flex room, a spacious walk-in pantry, and a cozy living room with a fireplace. In the kitchen, you'll find pristine quartz countertops, two-tone ceiling-height cabinetry, upgraded lighting, and stainless appliances. A side entrance allows for future basement suite potential, while the exterior will be fully finished with a deck, landscaping, and fencing. Additionally, a 20' x 20' detached garage is INCLUDED for convenience. Designed for efficiency, this home includes an air purification system, high-efficiency heating, and a tankless hot water system. Located in a family-friendly community youâ€™re within walking distance of a K-9 school, many greenspaces, walking trails, and amenities. With easy access to shopping, dining, and recreation, it's the ideal place to call home.

Built in 2024

Essential Information

MLS® #	E4420288
Price	\$579,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6106 Carr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Y4

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Prefab, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

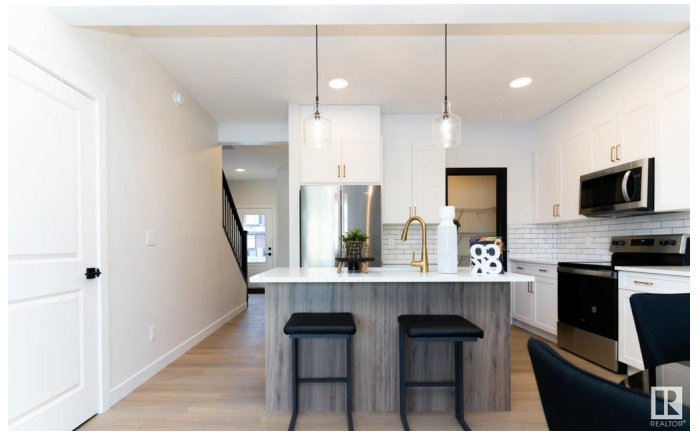
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Major General Griesbach
Middle	St. Edmund Catholic
High	Queen Elizabeth

Additional Information

Date Listed	February 4th, 2025
Days on Market	137
Zoning	Zone 27



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