

## **\$570,000 - 4057 Morrison Way, Edmonton**

MLS® #E4438245

**\$570,000**

3 Bedroom, 2.50 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

This could be the one you've been waiting for! Welcome to this architecturally pleasing two storey home in the award winning community of Griesbach. Enjoy lemonade and a good book on the front porch veranda facing a quiet street. Inside you will discover an ideal "work from home office/den/flex room". Gleaming hardwood floors provide a warm ambience in the delightful dining area, gracious great room and stunning kitchen with island. Deluxe stainless steel appliances and gorgeous quartz countertops make being a chef easier. Brand new electric range. Handy two piece bath and private back entry from beautiful tiered deck ideal for your outdoor barbecues. Huge primary bedroom with walk-in closet, 5 piece deluxe ensuite with soaker tub and private water closet. Two other good-sized bedrooms and a 4 piece bath complete the upper floor. The open basement is a clean slate for your creative design or for your kids to play. Modern laundry pair included. Close to excellent schools, parks, trails and shopping plazas!

Built in 2014

### **Essential Information**

MLS® # E4438245

Price \$570,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,767                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4057 Morrison Way |
| Area        | Edmonton          |
| Subdivision | Griesbach         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 6S3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Heatilator/Fan, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 27        |

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Listing information last updated on May 31st, 2025 at 2:02am MDT