

## **\$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

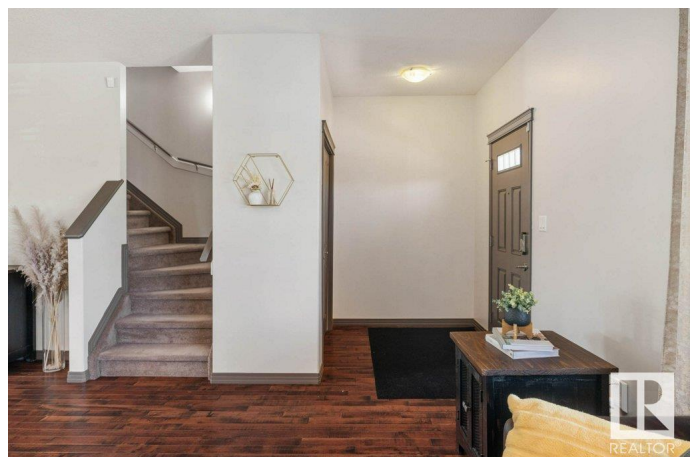
Step into style and comfort in this 3-storey end-unit townhome located in the heart of Griesbach, one of Edmonton's most scenic and family-friendly neighborhoods. This end unit home offers natural light with extra windows, an open-concept main floor with a spacious kitchen and dining area, and a private 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	6
Zoning	Zone 27
Condo Fee	\$471

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Listing information last updated on June 4th, 2025 at 6:47pm MDT