

# **\$255,000 - 223 524 Griesbach Parade, Edmonton**

MLS® #E4412056

**\$255,000**

1 Bedroom, 1.00 Bathroom, 713 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Veritas in Griesbach, Edmontonâ€™s premier condo building in a community known for charm, elegance, and convenience. This rare 1-bedroom, 1-bathroom unit is not only a great opportunity but also one of the most cost-effective properties in the Veritas building, offering affordable luxury with 713 SF of living space. High-end features include 9-foot ceilings, quartz countertops, luxury vinyl plank flooring, and stainless steel appliances, ensuring style and functionality. The unit comes with in-suite laundry and access to fantastic building amenities like a gym, social room, and guest suite. Nestled near scenic lakes, walking trails, and Griesbachâ€™s 24-acre park, Veritas combines a peaceful setting with proximity to shops and dining. Perfect for retirees, young professionals, or investors, this unit offers upscale living in a sought-after neighborhood at a price point thatâ€™s hard to beat. Donâ€™t miss this chance to own in one of Edmontonâ€™s most prestigious communities at an unbeatable value!

Built in 2018

## **Essential Information**

MLS® # E4412056

Price \$255,000



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 1                     |
| Bathrooms      | 1.00                  |
| Full Baths     | 1                     |
| Square Footage | 713                   |
| Acres          | 0.00                  |
| Year Built     | 2018                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 223 524 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms |
| Parking   | Parkade   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 4   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2024 |
| Days on Market | 170                |
| Zoning         | Zone 27            |
| Condo Fee      | \$378              |

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