

Courtesy Of Sheldon Casavant Of Century 21 Masters

## **\$317,000 - 213 504 Griesbach Parade Parade, Edmonton**

MLS® #E4456122

**\$317,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Griesbach! Discover this stunning 2 bed / 2 bath + den corner suite in Valour II. This air-conditioned and meticulously maintained condo comes with 2 titled underground parking stalls and a storage cage. The open concept layout, 9' ceilings, large windows, and luxury vinyl flooring welcomes you into the bright main living space. The modern kitchen shines with stainless steel appliances, quartz countertops, and large pantry cupboard. Beyond the spacious living room lies your SE-facing corner balcony. The primary suite includes a walk-through closet and 3-piece ensuite, while the second bedroom and 4-piece main bath are perfect for guests or a home office. Added conveniences include in-suite laundry and access to the fitness facility and party room. All this just steps away from public transit, walking trails, and the many new shops and restaurants of Griesbach. A must see!

Built in 2016

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4456122  |
| Price      | \$317,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 213 504 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6V9                         |

### Amenities

|                |                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                                                          |
| Parking        | Underground                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                           |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                      |

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

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | St. Anne, Lauderdale   |
| Middle     | Major General, Rosslyn |
| High       | Queen Elizabeth        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 23                  |
| Zoning         | Zone 27             |
| Condo Fee      | \$679               |

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Listing information last updated on September 27th, 2025 at 12:32pm MDT