

## \$430,000 - 4408 Mccrae Avenue, Edmonton

MLS® #E4413902

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,122 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the highly desirable condo of Brigades Of Griesbach perfectly located in the community of Griesbach. This bungalow with a fully finished basement is nicely renovated and has a great floor plan. 2 large main floor bedrooms, one with a ensuite and main floor laundry. The basement has a 3rd bedroom with another full washroom. Tankless hot water and a well maintained furnace. You'll notice the care of ownership the moment you walk into the home. Across from walking paths, a children's play park perfect for when the grand kids come over to visit! Ample public parking and public transit and shopping nearby. This property is being sold as-is, where-is with no warrants or representations.

Built in 2009

### Essential Information

MLS® #	E4413902
Price	\$430,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4408 Mccrae Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N6

### Amenities

Amenities	Detectors Smoke, Hot Water Tankless, Storage-In-Suite, Television Connection, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	November 18th, 2024
Days on Market	152
Zoning	Zone 27
Condo Fee	\$350

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