# \$444,900 - 5323 Admiral Girouard Street, Edmonton

MLS® #E4425017

#### \$444,900

3 Bedroom, 2.50 Bathroom, 1,506 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

NO CONDO FEES! Discover the perfect blend of modern design and natural light in this stunning home. Nestled in the highly sought-after neighborhood of Griesbach, this property offers everything you need and more. Step inside to find an open-concept layout, ideal for entertaining and family living. The heart of the home is the sleek kitchen. featuring an impressive 11' island perfect for meal prep or casual dining. Upstairs you will find 3 spacious bedrooms, 2.5 bathrooms and the convenience of second-floor laundry. The backyard provides a great space for outdoor gatherings, and a double detached garage. Griesbach is a historic, award-winning community with unique architecture homes, walking trails, parks, lakes, coffee shops, restaurants, school, and quick access to downtown.

Built in 2022

## **Essential Information**

MLS® # E4425017

Price \$444,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,506







Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 5323 Admiral Girouard Street

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6X5

## **Amenities**

Amenities See Remarks

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## Additional Information

Date Listed March 11th, 2025

Days on Market 31

Zoning Zone 27

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