

# \$499,900 - 314 528 Griesbach Parade, Edmonton

MLS® #E4448291

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,324 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Extensively upgraded lake-facing corner unit in sought-after Veritas, offering awe-inspiring views from every angle. This immaculate one-owner home features 2 spacious bdrms, 2 baths, & a bright den. Enjoy sunny mornings & shady evenings on wrap-around deck. The two-tone kitchen is a standout with upgraded appliances, a tile backsplash, & a 6' extended island with added cabinetry on both sides. Designer lighting, magazine-worthy layout & décor, & a spa-inspired ensuite. A/C. Over \$25,000 in thoughtful upgrades also include barn doors, premium flooring, custom shower tile, additional quartz countertops, blinds, hardware, & a second (surface) parking stall that adds everyday convenience, plus a heated stall with secure storage. Pride of ownership shines throughout—clean, cozy, and stylish. Located steps from countless amenities in one of Edmonton's most desirable communities, this home offers a seamless blend of comfort, elegance, and breathtaking views. Style meets serenity in this Griesbach gem!

Built in 2018

## Essential Information

MLS® # E4448291

Price \$499,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 528 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### Amenities

Amenities	Guest Suite, Social Rooms
Parking Spaces	2
Parking	Underground
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Lake, Golf Nearby, Park/Reserve, Public Transportation,

Shopping Nearby, View City, Waterfront Property

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	13
Zoning	Zone 27
Condo Fee	\$676

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 30th, 2025 at 7:32pm MDT