

# \$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 | 1               |
| Zoning         | Zone 27         |
| Condo Fee      | \$676           |

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Listing information last updated on July 18th, 2025 at 8:47am MDT