

# \$325,000 - 16 1636 Kerr Road, Edmonton

MLS® #E4428736

**\$325,000**

2 Bedroom, 1.50 Bathroom, 1,236 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

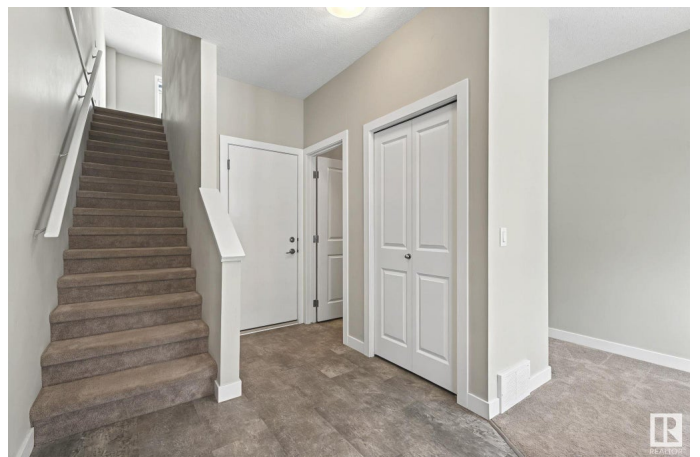
Welcome to this Amazing 2-bedroom, 2-bathroom townhouse located in the sought-after Griesbach community of Edmonton. This stylish and well-maintained home offers the perfect blend of comfort and convenience. Upon entering, you'll be greeted by a spacious open-concept living area featuring gleaming hardwood floors and abundant natural light. The modern kitchen is a chef's delight with quartz island & countertops, stainless steel appliances, and ample cabinet space. The adjacent dining area is perfect for both casual meals and entertaining guests. Upstairs, the generous Primary bedroom provides a serene retreat with a large closet. The second bedroom is versatile, ideal for a guest room or office. Both bedrooms offer plenty of natural light and comfort, a centrally located 4 pc bath and upstairs laundry completes the upper level. Additional highlights include a cozy finished basement that can be used as a family room or extra living space. This home is a must see today !

Built in 2017

## Essential Information

MLS® # E4428736

Price \$325,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	16 1636 Kerr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6W3

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            April 3rd, 2025

Days on Market      5

Zoning                 Zone 27

Condo Fee             \$209

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 April 8th, 2025 at 9:02pm MDT