

\$449,900 - 5313 Admiral Girouard Street, Edmonton

MLS® #E4434719

\$449,900

3 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

PREMIUM TOWNHOME! Custom built by Pacesetter Homes, the â€˜Calderâ€™™ offers 3 beds, 3 baths & NO CONDO FEES! Featuring loads of upgrades including A/C, designer lighting, quartz counters, gorgeous ceramic tile & quality vinyl plank flooring. The spacious open concept floor plan has lots of big windows, a bright living room open to the chefâ€™™s kitchen with massive island, breakfast bar, elegant cabinetry, high end s/s appliances, sunny dining area & is completed with a 2-pce bath & handy mudroom. The upper level has 3 generous bedrooms, family bath & laundry. The primary has a huge closet & luxury ensuite. The basement offers lots more potential living space. The attractive exterior has great curb appeal, stone accents, fenced yard and d/detached garage. Village at Griesbach is an award-winning development that beautifully retains all the character of its rich history. Surrounded by lakes, trails & green space - IMPRESSIVE!

Built in 2022

Essential Information

MLS® #	E4434719
Price	\$449,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	5313 Admiral Girouard Street
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X5

Amenities

Amenities	Detectors Smoke, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

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

Additional Information

Date Listed	May 5th, 2025
Days on Market	20
Zoning	Zone 27

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