

## **\$545,000 - 9923 145 Avenue, Edmonton**

MLS® #E4438019

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

**LOCATION, LOCATION, LOCATION!** This fully finished open concept 2 storey is nestled in the very unique, award winning community of Griesbach. Overflowing with curb appeal, a beautiful front veranda welcomes you to a spacious entryway which leads to a large great room/living room with lovely arch niches over a cozy gas fireplace, beautiful walnut hardwood floors, main floor laundry & half bath, a large kitchen with loads of cabinets, cafe style chef island & walk-in corner pantry and a lovely nook surrounded by windows that look out to its sunny **SOUTH FACING BACKYARD** that boasts a beautiful stamped concrete patio & walkways, mature trees & perennials. 3 spacious bedrooms on the 2nd floor, including a luxurious primary bedroom with a large walk-in closet and spacious ensuite with separate shower & soaker tub. Luxurious fully finished basement with flex room, lots of storage, an additional bedroom & 3 piece bathroom. Hardie plank siding, A/C, 22x20 garage. **BRAND NEW FURNACE**. One block from MGG school.

Built in 2004

### **Essential Information**

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Price \$545,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,815
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9923 145 Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6M2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement, Stone, See Remarks
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, See Remarks
Foundation	Concrete Perimeter

### **School Information**

Elementary	Major General Griesbach
Middle	Major General Griesbach

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	36
Zoning	Zone 27

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