

Courtesy Of Christina A Reid Of Century 21 Leading

## \$569,900 - 6134 Carr Road, Edmonton

MLS® #E4443737

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Live in comfort and style in this stunning Landmark Home quick possession home. Nestled in the heart of Edmonton's prestigious Village at Griesbach a master-planned community known for its beauty and walkability. Step inside to discover a modern, energy-efficient space featuring a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System ensuring optimal air quality and climate control throughout the seasons. A Navien Tankless Hot Water Heater delivers endless hot water while keeping utility costs low. Practical touches elevate everyday living, including a mudroom, side entry, second floor laundry, and a spacious bonus room perfect for a play area or home office. The electric fireplace adds warmth and ambience, while the included appliances mean you can move in and start living comfortably right away. Outdoors, enjoy the benefits of a fully landscaped yard, fencing, double garage and a pressure-treated deck, offering a private space to relax or entertain.

Built in 2025

### Essential Information

MLS® # E4443737

Price \$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6134 Carr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Y3

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Prefab, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	MAJOR-GENERAL GRIESBACH
Middle	St. Edmund Catholic
High	QUEEN ELIZABETH

### Additional Information

Date Listed	June 20th, 2025
Days on Market	66
Zoning	Zone 27

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Listing information last updated on August 25th, 2025 at 12:32am MDT