

## \$257,000 - 225 508 Griesbach Parade, Edmonton

MLS® #E4443986

**\$257,000**

2 Bedroom, 2.00 Bathroom, 845 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Valour Condominiums, one of the newer condo complex in sought after community of Griesbach. Location, location, location ! It is a beautiful and walkable neighborhood to parks , Griesbach community Garden, Patricia Lake, lots of community events. Accessibility to shopping and eateries are unbelievable! Shoppers, Walmart, Safeway, London Drug, T&T , Tim Horton, McDonalds , Boston Pizza and so on. The building also offers an exercise room (Main floor) and a social or party room (2nd floor). Not to mention the 2 bedroom unit has a heated and secured underground parking stall. all windows and balcony facing east with the morning sun and less heat in summer.

Built in 2016

### Essential Information

MLS® #	E4443986
Price	\$257,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2016
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	225 508 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6V9

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	13
Zoning	Zone 27
Condo Fee	\$503

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 July 6th, 2025 at 7:18pm MDT