

# \$709,900 - 3304 Roy Brown Way, Edmonton

MLS® #E4449604

**\$709,900**

3 Bedroom, 2.50 Bathroom, 2,004 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Experience innovation at its finest with our state-of-the-art, climate-controlled Acqbuilt home construction ensures precision and quality in every detail. Using cutting-edge robotics, we build your home with millimetre precision, resulting in an airtight, energy-efficient oasis. Say goodbye to drafts and uneven temperatures with our Hi-Velocity Heating System, providing superior comfort and breathe easy with our 3-stage indoor air purification system. Live efficiently with our on-demand hot water system, triple pane windows, and ENERGY STAR® appliances. Side entry



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449604               |
| Price          | \$709,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,004                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |

Style 2 Storey  
Status Active

Community Information

Address 3304 Roy Brown Way  
Area Edmonton  
Subdivision Griesbach  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 6Z9

Amenities

Amenities Carbon Monoxide Detector  
Tankless, Smart/Program. Thermostat  
Parking Double Garage Attached, Over

Interior

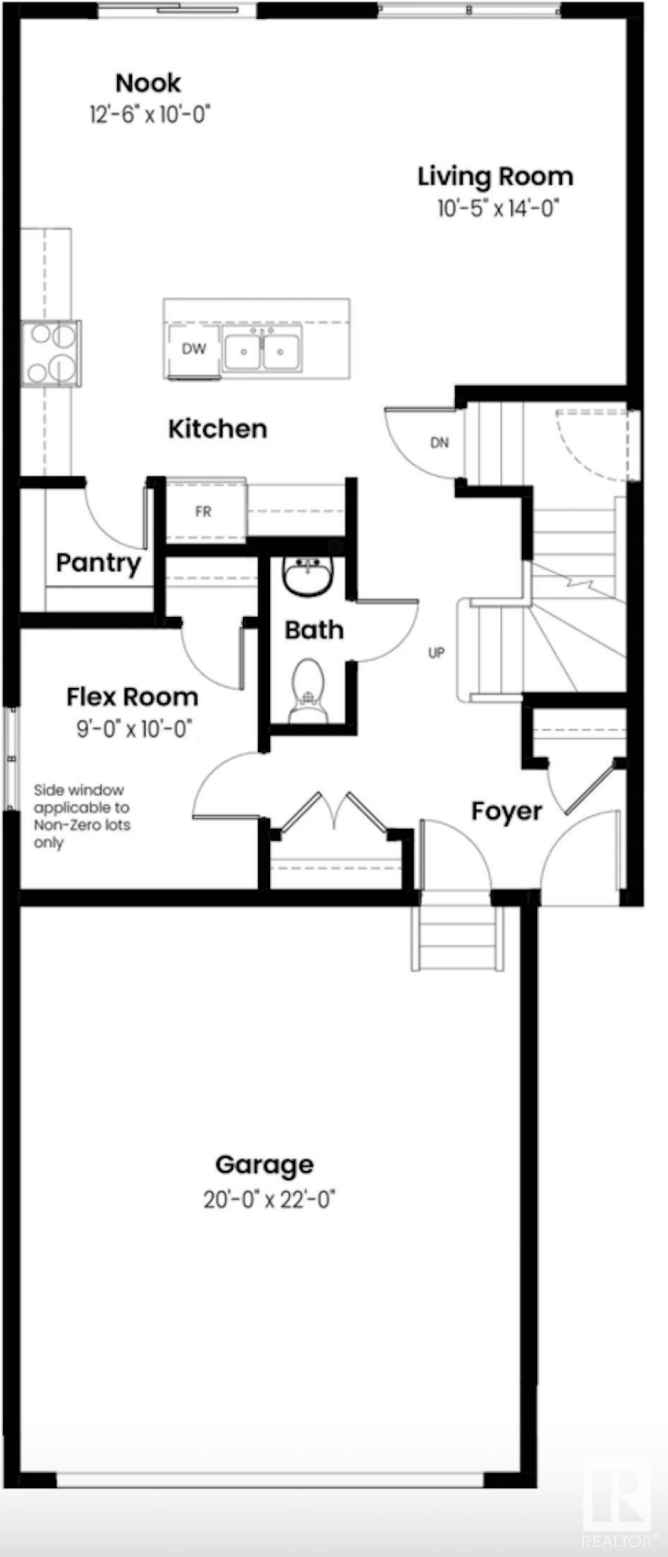
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

Exterior

Exterior Prefab, Vinyl  
Exterior Features Fenced, Golf Nearby, Landscaping, Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Prefab, Vinyl  
Foundation Concrete Perimeter

School Information

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



## Additional Information

Date Listed July 23rd, 2025  
Days on Market 10  
Zoning Zone 27



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Listing information last updated on August 2nd, 2025 at 7:02pm MDT