

## \$369,800 - 4481 Mccrae Avenue, Edmonton

MLS® #E4459634

**\$369,800**

3 Bedroom, 2.50 Bathroom, 1,991 sqft  
Condo / Townhouse on 0.00 Acres

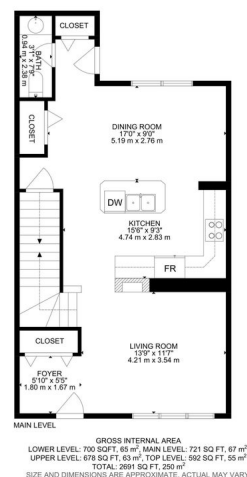
Griesbach, Edmonton, AB

A 3 bedroom, 2 1/2 bath, 2000 sq ft townhome, with a south facing backyard, a double GARAGE and located in the VIBRANT community of Griesbach! WOW! First, step into a cozy living room, complete with a warm FIREPLACE, perfect for relaxing evenings. The kitchen features classic white cabinetry, sleek black appliances, ample counter space and a dining area that overlooks the sunny backyard. A large pantry and a convenient 2-piece bathroom complete the main floor. Upstairs, you'll find a versatile OFFICE area, laundry, and two generously sized bedrooms connected by a stylish Jack and Jill bathroom. The top-level primary suite is a true RETREAT. Enjoy a stand alone tub nestled in a charming dormer, a MASSIVE walk-in closet, and plenty of space for reading nooks or a quiet workspace. The backyard is ideal for entertaining, with a deck perfect for BBQs and a great-sized YARD where kids can play. Close to, schools, shopping, TRENDY coffee shops, and easy access to downtown and the Anthony Henday.

Built in 2006

### Essential Information

MLS® #	E4459634
Price	\$369,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,991
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4481 Mccrae Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4G6

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	4
Zoning	Zone 27
Condo Fee	\$320

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 September 30th, 2025 at 8:32pm MDT