Courtesy Of Cathy Cookson Of RE/MAX Excellence

$449,900 - 406 528 Griesbach Parade, Edmonton

MLS® #E4445682

$449,900
2 Bedroom, 2.00 Bathroom, 1,301 sqft
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

TOP FLOOR UPGRADED LUXURY! This stunning 2 bed, 2 bath + den condo in sought-after Griesbach delivers over 1,300 sq. ft. of refined living with 10 ft. ceilings & premium upgrades throughout. The kitchen showcases quartz countertops, a 4-seat island, full-height two-tone cabinetry, designer tile backsplash, stainless steel appliances, & a custom beverage centre with extra cabinetry. The open-concept living room features east-facing windows with motorized blinds, upgraded vinyl plank flooring, & access to the private patio. The spacious primary bedroom offers a walk-through closet with custom built-ins & a beautiful ensuite. A versatile bonus room is ideal for an office, nursery, or gym. The second bedroom is paired with a sleek 4-piece bath. Additional upgrades include a full laundry room with custom cabinetry, TWO underground parking stalls, and extra storage. Veritas residents enjoy premium amenities: fitness centre, guest suite, social room, & A/C. All just steps from shops, cafes & future LRT.

Built in 2018

Essential Information

MLS® #	E4445682
Price	$449,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	406 528 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Lake, Flat Site, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	120
Zoning	Zone 27
Condo Fee	$720

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Listing information last updated on October 31st, 2025 at 2:17am MDT