

## \$419,900 - 5654 Juchli Avenue, Edmonton

MLS® #E4450818

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

### PREMIUM TOWNHOME IN GRIESBACH!

This spacious 2 storey home with NO CONDO FEES is absolutely gorgeous. Featuring loads of upgrades including quartz counters, high end s/s appliances, quality flooring, designer lighting and a stylish open concept floor plan. The main floor has a bright entry way with lots of closet space, the living room has big windows providing tons of natural light & flows through to the dining area. The chef's kitchen has modern white cabinetry, quartz counters, eat up island, plenty of counterspace & elegant subway tiled backsplash. The main level is completed with a 2pce bath & convenient laundry/mud room. Upstairs has 3 generous bedrooms & family bathroom, the primary bedroom has a 4 pce ensuite and big walk in closet. The exterior has terrific curb appeal, a fenced SOUTH facing yard and double detached garage. Griesbach offers a fabulous lake and park system, restaurants, and great schools. Only 10 minutes to downtown – the location is fantastic and offers a superb quality of life!

Built in 2019

### Essential Information

MLS® # E4450818

Price \$419,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,324                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5654 Juchli Avenue |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6X5            |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Detectors Smoke, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Double Garage Detached       |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 27          |

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