

Courtesy Of Diane L Thomas Of RE/MAX Excellence

# \$374,800 - 4481 Mccrae Avenue, Edmonton

MLS® #E4451359

**\$374,800**

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

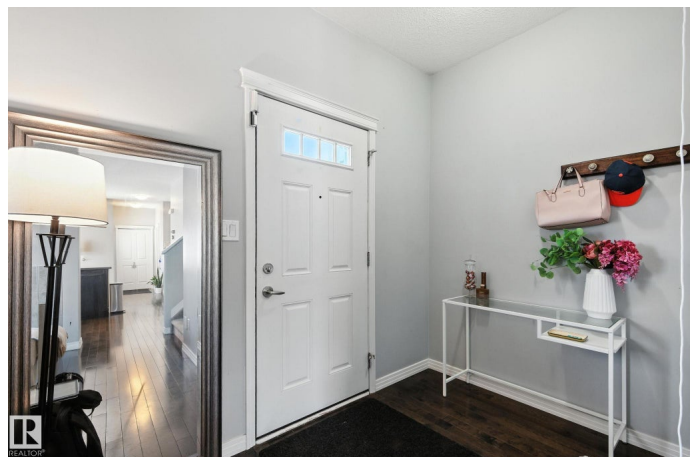
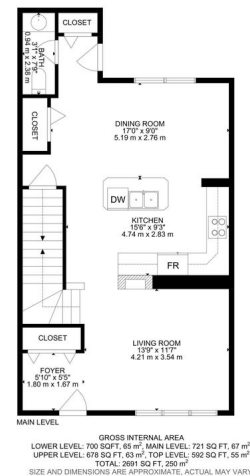
Griesbach, Edmonton, AB

Welcome to this SPACIOUS 3-bedroom, 1,991 sq ft townhome that checks all the boxes. Step into a proper entryway that opens into a cozy living room, complete with a warm FIREPLACE, perfect for relaxing evenings. The kitchen features classic white cabinetry, sleek black appliances, and ample counter space. There's room for BAR SEATING as well as a dining area that overlooks the sunny backyard. A large pantry and a convenient 2-piece bathroom complete the main floor. Upstairs, youâ€™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 the standalone tub, reading nooks nestled in charming dormers and a MASSIVE walk-in closet. The south-facing backyard is ideal for entertaining, with a deck perfect for BBQs and a great-sized YARD where kids can play, as well as a detached DOUBLE GARAGE. Located in the vibrant community of Griesbach, come EXPERIENCE everything this home has to offer!

Built in 2006

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451359  |
| Price  | \$374,800 |



|                |                   |
|----------------|-------------------|
| 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    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 27          |
| Condo Fee      | \$320            |

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Listing information last updated on August 23rd, 2025 at 12:48pm MDT