

## **\$364,900 - 111 528 Griesbach Parade, Edmonton**

MLS® #E4447756

**\$364,900**

2 Bedroom, 2.50 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

~AMAZING 2 STOREY UNIT in the PRESTIGIOUS VERITAS CONDOMINIUMS ~ THIS UNIQUE UNIT SHOWS 10 out of 10 ~ Features 2 BEDROOMS, 2.5 BATHROOMS & 2 PARKING STALLS ~ CENTRAL AIR CONDITIONING ~ HEATED UNDERGROUND PARKING WITH STORAGE CAGE, PLUS ADDITIONAL OUTSIDE ELECTRIFIED STALL~ ~ As soon as you walk thru the door of this wonderful unit, you can immediately feel the quality of the finishings and pride of ownership. Features include: Tons of gorgeous kitchen cabinets ~ Quartz Countertops Throughout ~ High End Stainless Steel Appliances ~ Built in Corner Dining Nook ~ Tile Backsplash ~ Coffee Bar with Built in Wine Cooler ~ Private Patio with direct access to the parking lot which makes this unit feel more like a townhouse than an apartment condo ~ Good sized laundry room with cabinets and a countertop for folding clothes ~ 2 Primary Bedrooms Upstairs, each with its own bath ~ Exercise Room and Social Room ~ HIGH END LUXURY BUILDING located in GRIESBACH, close to transit and all amenities, minutes to downtown.

Built in 2018

### **Essential Information**

MLS® #

E4447756



|                |                       |
|----------------|-----------------------|
| Price          | \$364,900             |
| Bedrooms       | 2                     |
| Bathrooms      | 2.50                  |
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 1,135                 |
| Acres          | 0.00                  |
| Year Built     | 2018                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 111 528 Griesbach Parade |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X2                  |

### Amenities

|                |                                                                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                                                                                           |
| Parking        | Heated, Stall, Underground                                                                                                                                                                                                                                  |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| # of Stories      | 4                                                                                                                                  |
| Stories           | 2                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Backs   Onto   Lake,   Golf   Nearby,   Landscaped,   Low   Maintenance  
Landscape, No Back Lane, Not Fenced, Playground Nearby, Public  
Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 15th, 2025

Days on Market        18

Zoning                        Zone 27

Condo Fee                \$597

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Listing information last updated on August 2nd, 2025 at 9:17am MDT