

## \$365,000 - 8 1636 Kerr Road, Edmonton

MLS® #E4439303

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,360 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Introducing a sleek and contemporary townhouse nestled in the vibrant community of Griesbach. This 3-storey END UNIT boasts spacious living across 1,359sqft, featuring 3 bedrooms & room for all. The main floor welcomes you w/ a bright flex room, a half bath & access to your drywalled single attached garage. Heading up the first set of stairs, you'll find an open-concept living space, where the kitchen, dinette and living room flow seamlessly; perfect for entertaining. The primary & 2 additional bedrooms on the upper level offers privacy & tranquility. Features include: upgraded finishing throughout, S/S appliances, Quartz Countertops, Balcony with gas BBQ hook-up & Upstairs Laundry. Ample visitor parking for when you have family & friends over, this place is a entertainers dream! all this and being minutes away from Schools, Griesbach Village, Northgate, Anthony Henday & Yellowhead Trail! Experience urban living at its finest in this stylish modern home you can call your own, a must see today.

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439303  |
| Price    | \$365,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,360             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 1636 Kerr Road |
| Area        | Edmonton         |
| Subdivision | Griesbach        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6W3          |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Deck, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                        |

### 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                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                18  
Zoning                              Zone 27  
Condo Fee                        \$250

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