

# **\$379,900 - 111 528 Griesbach Parade Parade, Edmonton**

MLS® #E4441669

**\$379,900**

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® #

E4441669



Price	\$379,900
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 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
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## Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Lake, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
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Roof	Asphalt Shingles
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Construction	Wood, Stone, Vinyl
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Foundation	Concrete Perimeter
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## Additional Information

Date Listed	June 11th, 2025
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Days on Market	5
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Zoning	Zone 27
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Condo Fee	\$597
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Listing information last updated on June 16th, 2025 at 1:18pm MDT