

## \$449,900 - 5313 Admiral Girouard Street, Edmonton

MLS® #E4434719

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

**PREMIUM TOWNHOME!** Custom built by Pacesetter Homes, the *Calder*™ offers 3 beds, 3 baths & NO CONDO FEES! Featuring loads of upgrades including A/C, designer lighting, quartz counters, gorgeous ceramic tile & quality vinyl plank flooring. The spacious open concept floor plan has lots of big windows, a bright living room open to the chef's kitchen with massive island, breakfast bar, elegant cabinetry, high end s/s appliances, sunny dining area & is completed with a 2-pce bath & handy mudroom. The upper level has 3 generous bedrooms, family bath & laundry. The primary has a huge closet & luxury ensuite. The basement offers lots more potential living space. The attractive exterior has great curb appeal, stone accents, fenced yard and d/detached garage. Village at Griesbach is an award-winning development that beautifully retains all the character of its rich history. Surrounded by lakes, trails & green space - IMPRESSIVE!

Built in 2022

### Essential Information

MLS® #	E4434719
Price	\$449,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	5313 Admiral Girouard Street
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	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	18
Zoning	Zone 27

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