# \$379,900 - 7 1636 Kerr Road, Edmonton

MLS® #E4429241

#### \$379,900

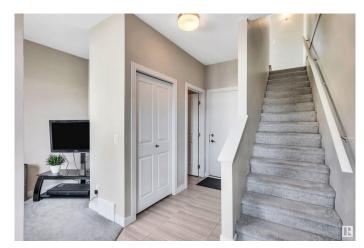
3 Bedroom, 2.50 Bathroom, 1,359 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Immaculately kept end unit, fronts the park with vast green space, nestled in the community of Griesbach, pride of ownership throughout. This End unit, 3-storey home 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. Primary & 2 additional bedrooms on the upper level offers privacy & tranquility. Features include: S/S appliances, Quartz Countertops, Balcony with gas BBQ hook-up & Upstairs Laundry. Single car garage & titled stall as well as ample Visitor parking for friends/family! All this & minutes away from Schools, Griesbach Village, restaurants/bars, playgrounds, a toboggan hill & so much more. Experience urban living at its finest in this stylish modern home you can call your own, a must see today.







Built in 2016

### **Essential Information**

MLS® # E4429241 Price \$379,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,359

Acres 0.00

Year Built 2016

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 7 1636 Kerr Road

Area Edmonton

Subdivision Griesbach

City Edmonton

County ALBERTA

Province AB

Postal Code T5E 6W3

#### **Amenities**

Amenities Off Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal

Home, No Smoking Home, Parking-Extra, Parking-Visitor

Parking Spaces 2

Parking Single Garage Attached, Stall

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

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 Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance

Landscape, 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 April 4th, 2025

Days on Market 16

Zoning Zone 27

Condo Fee \$246

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 3:17am MDT