

\$539,900 - 3317 Roy Brown Wy Nw, Edmonton

MLS® #E4443738

\$539,900

3 Bedroom, 3.00 Bathroom, 1,520 sqft
Single Family on 0.07 Acres

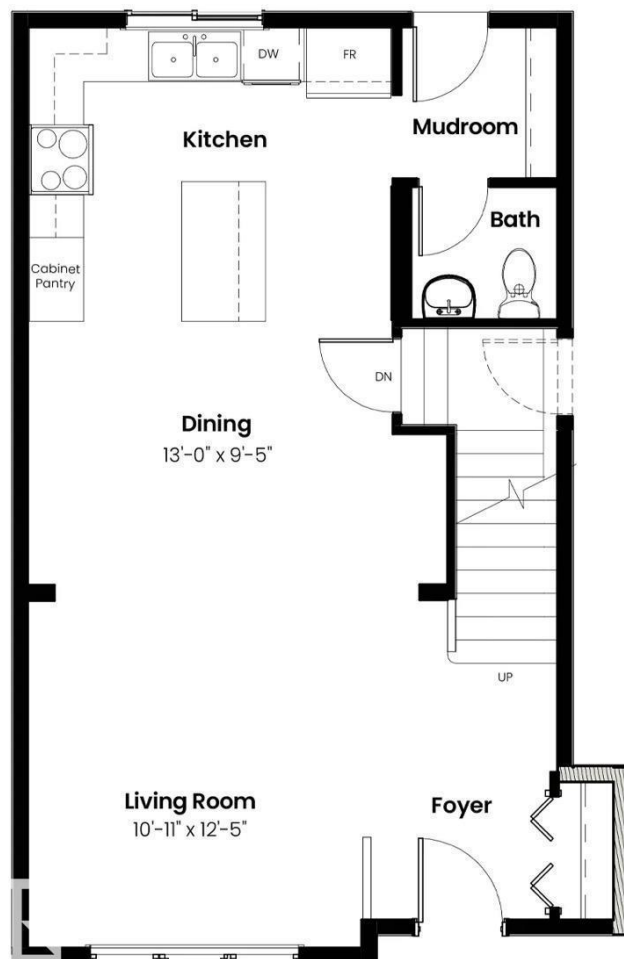
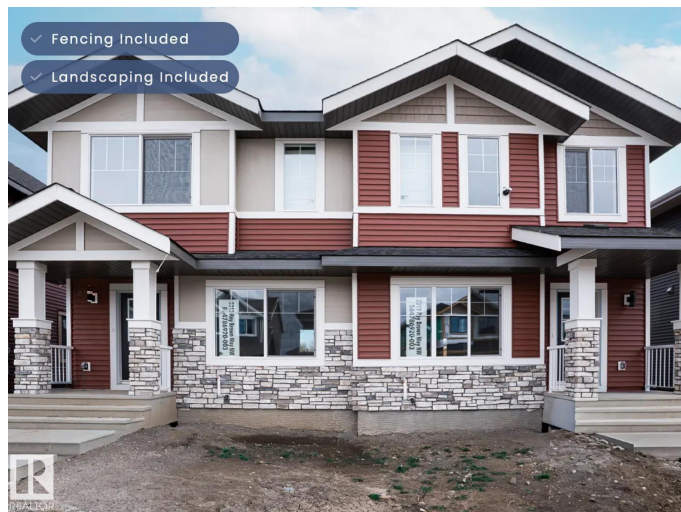
Griesbach, Edmonton, Alberta

Welcome to this beautifully designed half duplex by Landmark Homes, located in the award-winning community of Griesbach. Built with wellness and efficiency in mind, this home features a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System for superior comfort and indoor air quality. The Navien Tankless Hot Water Heater provides endless hot water while saving on utility costs. Thoughtfully crafted, the home includes a convenient side entry—ideal for a future legal suite or private access. Outside, enjoy the low-maintenance lifestyle with full landscaping, fencing, a pressure-treated deck, and a detached garage all included. Inside, cozy up by the electric fireplace in the open-concept living space. Whether you're looking to invest or settle down, this quick possession home offers unbeatable value, efficiency, and style in one of Edmonton's most desirable master-planned communities. (id:6289)

Built in 2025

Essential Information

Listing #	E4443738
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,520



Acres 0.07
Year Built 2025
Type Single Family
Sub-Type Freehold

Community Information

Address 3317 Roy Brown Wy Nw
Subdivision Griesbach
City Edmonton
Province Alberta
Postal Code T5E6Z9

Amenities

Amenities Playground, Public Transit, Schools, Shopping
Features Lane
Parking Detached Garage
of Garages 1

Interior

Appliances Dishwasher, Garage door opener remote(s), Garage door opener, Refrigerator, Washer/Dryer Stack-Up, Stove
Heating Forced air
Fireplace Yes
Fireplaces Electric
of Stories 2

Listing Details

Listing Office Century 21 Leading



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