

\$539,900 - 3319 Roy Brown Wy Nw, Edmonton

MLS® #E4443739

\$539,900

3 Bedroom, 3.00 Bathroom, 1,504 sqft
Single Family on 0.07 Acres

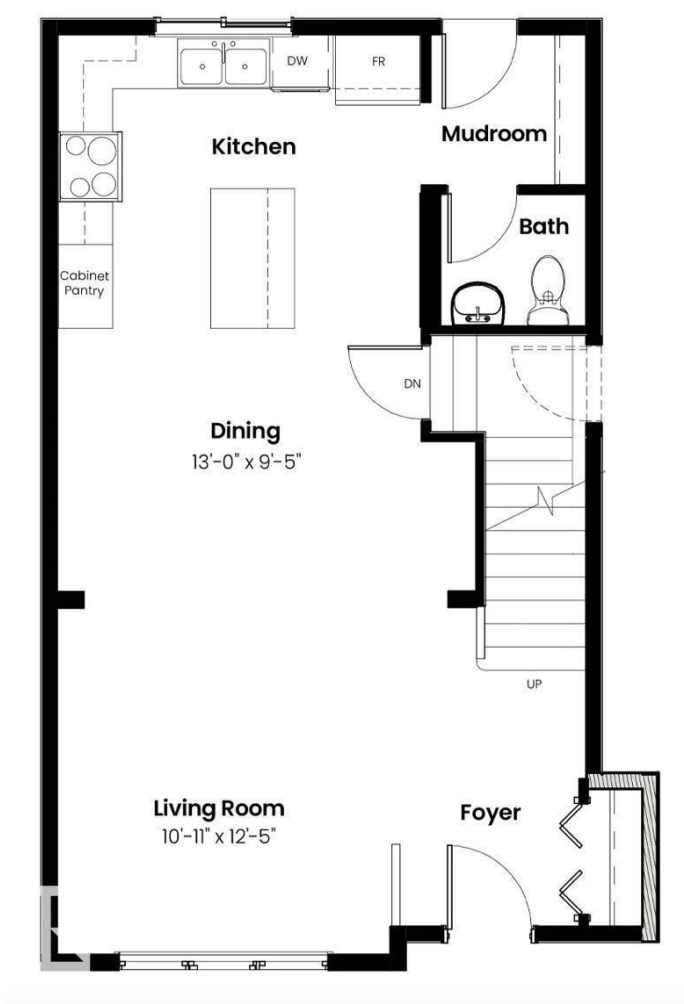
Griesbach, Edmonton, Alberta

Experience modern living in this beautifully crafted half duplex by Landmark Homes, located in the highly desirable Village at Griesbach. This home is packed with premium features designed to elevate comfort, efficiency, and everyday convenience. Enjoy a healthier indoor environment with a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System that delivers efficient heating, cooling, filtration, and ventilation. A Navien Tankless Hot Water Heater ensures continuous hot water and lower utility bills. Ideal for growing families or savvy investors, this home includes a side entry, making future suite potential a breeze. Outside, the detached garage, fencing, landscaping, and pressure-treated deck are all included—ready for you to enjoy from day one. Inside, relax by the electric fireplace and appreciate the thoughtful layout built for today’s lifestyle. Don’t miss this opportunity to live in one of Edmonton’s most award-winning master-planned communities. (id:6289)

Built in 2025

Essential Information

Listing #	E4443739
Price	\$539,900
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,504
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3319 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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