

# \$392,900 - 111 528 Griesbach Parade, Edmonton

MLS® #E4436176

**\$392,900**

2 Bedroom, 2.50 Bathroom, 1,128 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Rare 2-storey condo with private ground-level access in award-winning Griesbach! The Veritas offers luxury condo living with the feel of a townhouse—ideal for professionals seeking elevated style without the upkeep of a house. Enter from the main building or directly from your private patio and energized stall (with Level 1 EV charger). Inside, enjoy 9'™ ceilings, a chef's kitchen with quartz counters, high-end appliances, beverage bar, and spacious living/dining areas. Upstairs: dual primary suites, each with walk-in closets and private ensuites. Smart lighting, in-suite laundry, underground heated parking with storage, and top-tier amenities—gym, guest suites, social room. All in a stunning community surrounded by parks, trails, and historic charm. A perfect fit for those who value design, convenience, and walkability.

Built in 2018

## Essential Information

MLS® #	E4436176
Price	\$392,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,128



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., Exercise Room, No Animal Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage
Parking Spaces	2
Parking	Heated, Stall, Underground, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Major-General Griesbach
Middle	Major-General Griesbach
High	Queen Elizabeth

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	9
Zoning	Zone 27
Condo Fee	\$597

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