

# **\$255,000 - 223 524 Griesbach Parade, Edmonton**

MLS® #E4412056

**\$255,000**

1 Bedroom, 1.00 Bathroom, 713 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Veritas in Griesbach, Edmontonâ€™s premier condo building in a community known for charm, elegance, and convenience. This rare 1-bedroom, 1-bathroom unit is not only a great opportunity but also one of the most cost-effective properties in the Veritas building, offering affordable luxury with 713 SF of living space. High-end features include 9-foot ceilings, quartz countertops, luxury vinyl plank flooring, and stainless steel appliances, ensuring style and functionality. The unit comes with in-suite laundry and access to fantastic building amenities like a gym, social room, and guest suite. Nestled near scenic lakes, walking trails, and Griesbachâ€™s 24-acre park, Veritas combines a peaceful setting with proximity to shops and dining. Perfect for retirees, young professionals, or investors, this unit offers upscale living in a sought-after neighborhood at a price point thatâ€™s hard to beat. Donâ€™t miss this chance to own in one of Edmontonâ€™s most prestigious communities at an unbeatable value!

Built in 2018

## **Essential Information**

MLS® # E4412056

Price \$255,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	713
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	223 524 Griesbach Parade
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X2

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms
Parking	Parkade

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 30th, 2024
Days on Market	170
Zoning	Zone 27
Condo Fee	\$378

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