# \$535,000 - 9923 145 Avenue, Edmonton

MLS® #E4438019

#### \$535,000

4 Bedroom, 3.50 Bathroom, 1,815 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

LOCATION, LOCATION! This fully finished open concept 2 storey is nestled in the very unique, award winning community of Griesbach. Overflowing with curb appeal, a beautiful front veranda welcomes you to a spacious entryway which leads to a large great room/living room with lovely arch niches over a cozy gas fireplace, beautiful walnut hardwood floors, main floor laundry & half bath, a large kitchen with loads of cabinets, cafe style chef island & walk-in corner pantry and a lovely nook surrounded by windows that look out to its sunny SOUTH FACING BACKYARD that boasts a beautiful stamped concrete patio & walkways, mature trees & perennials. 3 spacious bedrooms on the 2nd floor, including a luxurious primary bedroom with a large walk-in closet and spacious ensuite with separate shower & soaker tub. Luxurious fully finished basement with flex room, lots of storage, an additional bedroom & 3 piece bathroom. Hardie plank siding, A/C, 22x20 garage. BRAND NEW FURNACE. One block from MGG school.

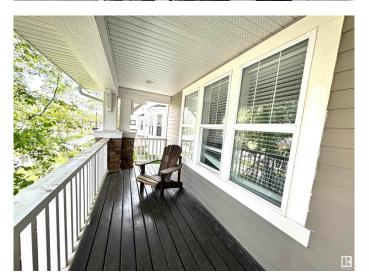
Built in 2004

#### **Essential Information**

MLS® # E4438019 Price \$535,000







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,815

Acres 0.00

Year Built 2004

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9923 145 Avenue

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6M2

## **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking

Home, Vinyl Windows, Vacuum System-Roughed-In

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

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

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Mantel

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Fiber Cement, Stone, See Remarks

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Private Setting, Public Swimming Pool, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone, See Remarks

Foundation Concrete Perimeter

#### **School Information**

Elementary Major General Griesbach
Middle Major General Griesbach

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 75

Zoning Zone 27

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