

Courtesy Of Lauren K Hunt Of RE/MAX River City

# \$335,000 - 14 1636 Kerr Road, Edmonton

MLS® #E4425372

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,364 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Neptune Townhouses in the beautiful community of Griesbach. This end unit 3-storey s full of natural light and 1,364 sqft, featuring 3 bedrooms & 3 bths. With a main floor multi-purpose flex room, a half bath & access to the single attached garage. As you make your way up, you'll find an open-concept living space, where the kitchen, dinette and living room flow seamlessly; perfect for entertaining. The primary & 2 additional bedrooms on the upper level are perfect for a family/office/guest room. You will love the unobstructed view of the park across the road and access to walking trails to get outside and enjoy the community. Features include: upgraded finishing throughout, S/S appliances, Over-sized Washer Dryer set, Quartz Countertops, Balcony with gas BBQ hook-up. Visitor parking just a few steps from the property and comes with an additional parking stall. Close to Schools, Griesbach Village, Northgate, Anthony Henday & Yellowhead Trail! Welcome to Griesbach, Welcome Home.

Built in 2017

## Essential Information

MLS® #	E4425372
Price	\$335,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	14 1636 Kerr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6W3

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Landscaped, No Through Road, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Slab

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 1  
Zoning Zone 27  
Condo Fee \$245

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Listing information last updated on March 13th, 2025 at 8:17am MDT