

## **\$379,900 - 7 1636 Kerr Road, Edmonton**

MLS® #E4429241

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,359 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Immaculately kept end unit, fronts the park with vast green space, nestled in the community of Griesbach, pride of ownership throughout. This End unit, 3-storey home boasts spacious living across 1,359sqft, featuring 3 bedrooms & room for all. The main floor welcomes you w/ a bright flex room, a half bath & access to your drywalled single attached garage. Heading up the first set of stairs, you'll find an open-concept living space, where the kitchen, dinette and living room flow seamlessly; perfect for entertaining. Primary & 2 additional bedrooms on the upper level offers privacy & tranquility. Features include: S/S appliances, Quartz Countertops, Balcony with gas BBQ hook-up & Upstairs Laundry. Single car garage & titled stall as well as ample Visitor parking for friends/family! All this & minutes away from Schools, Griesbach Village, restaurants/bars, playgrounds, a toboggan hill & so much more. Experience urban living at its finest in this stylish modern home you can call your own, a must see today.

Built in 2016

### **Essential Information**

MLS® # E4429241

Price \$379,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,359
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	7 1636 Kerr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6W3

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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	Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance

Landscape, Picnic Area, Playground Nearby, Public Swimming Pool,  
Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	13
Zoning	Zone 27
Condo Fee	\$246

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