

# \$444,900 - 5323 Admiral Girouard Street, Edmonton

MLS® #E4425017

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,506 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

NO CONDO FEES! Discover the perfect blend of modern design and natural light in this stunning home. Nestled in the highly sought-after neighborhood of Griesbach, this property offers everything you need and more. Step inside to find an open-concept layout, ideal for entertaining and family living. The heart of the home is the sleek kitchen, featuring an impressive 11' island perfect for meal prep or casual dining. Upstairs you will find 3 spacious bedrooms, 2.5 bathrooms and the convenience of second-floor laundry. The backyard provides a great space for outdoor gatherings, and a double detached garage. Griesbach is a historic, award-winning community with unique architecture homes, walking trails, parks, lakes, coffee shops, restaurants, school, and quick access to downtown.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425017  |
| Price          | \$444,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,506     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2022                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 5323 Admiral Girouard Street |
| Area        | Edmonton                     |
| Subdivision | Griesbach                    |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5E 6X5                      |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 11th, 2025 |
|-------------|------------------|

Days on Market 26

Zoning Zone 27

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