

# \$255,000 - 325 508 Griesbach Parade, Edmonton

MLS® #E4419056

**\$255,000**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the Valour Condominiums, a modern complex situated in one of the most sought-after neighborhoods in Edmonton, Griesbach. Griesbach is a vibrant community known for its excellent shopping options, diverse restaurants, and proximity to schools. The neighborhood provides easy access to Edmonton's downtown core, making it an ideal location for those seeking both convenience and a sense of community. This 2 bed, 2 bath, east-facing unit has a bright and open floor plan, complete with in-suite laundry. To top it off, you'll also have access to the building gym and social room when you don't feel like leaving your home.

Built in 2016

## Essential Information

MLS® #	E4419056
Price	\$255,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 325 508 Griesbach Parade Parade  
Area Edmonton  
Subdivision Griesbach  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 6V9

### Amenities

Amenities Exercise Room, Parking-Extra, Parking-Visitor, Secured Parking, Social Rooms  
Parking Spaces 1  
Parking Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric  
Heating Baseboard, Water  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Brick, Vinyl  
Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 23rd, 2025  
Days on Market 70  
Zoning Zone 27

Condo Fee            \$503

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Listing information last updated on April 3rd, 2025 at 5:32pm MDT