# \$559,900 - 6134 Carr Road, Edmonton

MLS® #E4443737

#### \$559,900

3 Bedroom, 2.50 Bathroom, 1,700 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Live in comfort and style in this stunning Landmark Home quick possession home. Nestled in the heart of Edmonton's prestigious Village at Griesbach a master-planned community known for its beauty and walkability. Step inside to discover a modern, energy-efficient space featuring a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating Systemâ€"ensuring optimal air quality and climate control throughout the seasons. A Navien Tankless Hot Water Heater delivers endless hot water while keeping utility costs low. Practical touches elevate everyday living, including a mudroom, side entry, second floor laundry, and a spacious bonus roomâ€"perfect for a play area or home office. The electric fireplace adds warmth and ambience, while the included appliances mean you can move in and start living comfortably right away. Outdoors, enjoy the benefits of a fully landscaped yard, fencing, double garage and a pressure-treated deck, offering a private space to relax or entertain.







Built in 2025

## **Essential Information**

MLS® # E4443737 Price \$559,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,700

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6134 Carr Road

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6Y3

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water

Tankless, Smart/Program. Thermostat

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer - Energy Star

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Prefab, Vinyl

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

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Prefab, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary MAJOR-GENERAL GRIESBACH

Middle St. Edmund Catholic High QUEEN ELIZABETH

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 134

Zoning Zone 27

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Listing information last updated on November 1st, 2025 at 5:32pm MDT