\$549,900 - 3319 Roy Brown Way, Edmonton

MLS® #E4443739

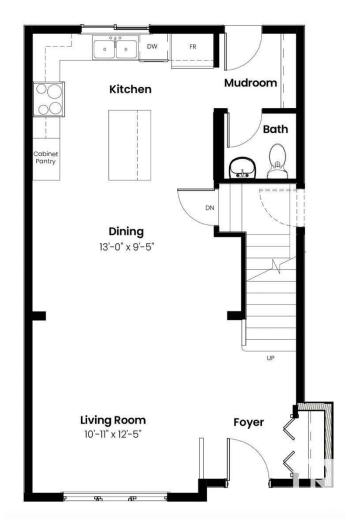
\$549,900

3 Bedroom, 2.50 Bathroom, 1,504 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Experience modern living in this beautifully crafted half duplex by Landmark Homes, located in the highly desirable Village at Griesbach. This home is packed with premium features designed to elevate comfort, efficiency, and everyday convenience. Enjoy a healthier indoor environment with a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System that delivers efficient heating, cooling, filtration, and ventilation. A Navien Tankless Hot Water Heater ensures continuous hot water and lower utility bills. Ideal for growing families or savvy investors, this home includes a side entry, making future suite potential a breeze. Outside, the detached garage, fencing, landscaping, and pressure-treated deck are all includedâ€"ready for you to enjoy from day one. Inside, relax by the electric fireplace and appreciate the thoughtful layout built for today's lifestyle. Don't miss this opportunity to live in one of Edmonton's most award-winning master-planned communities.





Built in 2025

Essential Information

MLS® #	E4443739
Price	\$549,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3319 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

Amenities

Amenities	Carbon	Monoxide	Detectors,	Deck,	Detectors	Smoke,	Hot	Water
	Tankless, Smart/Program. Thermostat							
Parking	Double (Garage Deta	ached					

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Prefab, Vinyl

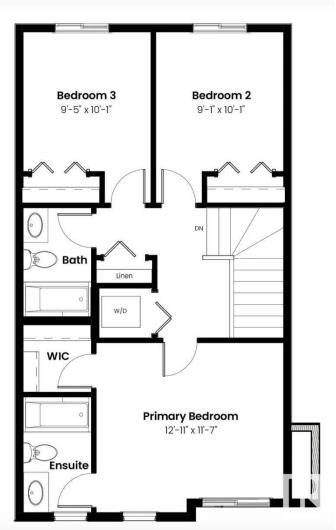
Back	Lane,	Fenced,	La
Transp	portation	, Schools,	Sho
Aspha	It Shingle	es	
Prefab	, Vinyl		
Concre	ete Perin	neter	
	Transp Aspha Prefab	Transportation Asphalt Shingle Prefab, Vinyl	Back Lane, Fenced, Transportation, Schools, Asphalt Shingles Prefab, Vinyl Concrete Perimeter

School Information

Elementary	MAJOR-GENERAL GRIESB
Middle	St. Edmund Catholic
High	QUEEN ELIZABETH

Additional Information

Date Listed	June 20th, 2025
Days on Market	3
Zoning	Zone 27



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Listing information last updated on June 23rd, 2025 at 12:17pm MDT