

## \$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

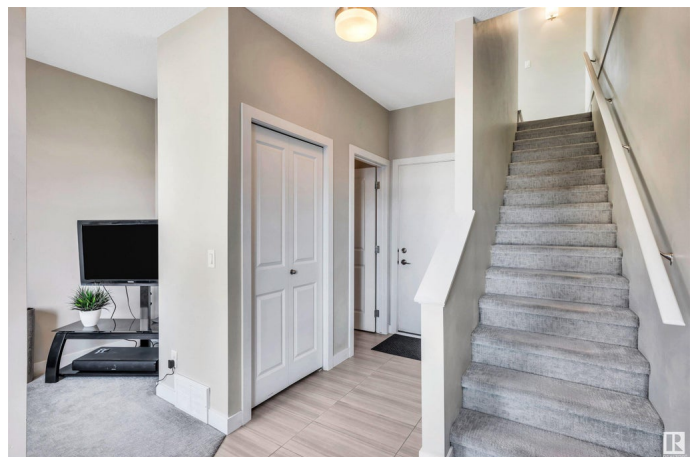
Immaculately kept end unit, fronts the park with vast green space, nestled in the community of Griesbach, pride of ownership throughout. This End unit, 3-storey home boasts spacious living across 1,359sqft, featuring 3 bedrooms & room for all. The main floor welcomes you w/ a bright flex room, a half 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 | 18              |
| Zoning         | Zone 27         |
| Condo Fee      | \$246           |

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Listing information last updated on April 22nd, 2025 at 12:02am MDT