

## \$365,000 - 8 1636 Kerr Road, Edmonton

MLS® #E4439303

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,360 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Introducing a sleek and contemporary townhouse nestled in the vibrant community of Griesbach. This 3-storey END UNIT 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. The primary & 2 additional bedrooms on the upper level offers privacy & tranquility. Features include: upgraded finishing throughout, S/S appliances, Quartz Countertops, Balcony with gas BBQ hook-up & Upstairs Laundry. Ample visitor parking for when you have family & friends over, this place is a entertainers dream! all this and being minutes away from Schools, Griesbach Village, Northgate, Anthony Henday & Yellowhead Trail! Experience urban living at its finest in this stylish modern home you can call your own, a must see today.

Built in 2017

### Essential Information

MLS® #	E4439303
Price	\$365,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	8 1636 Kerr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6W3

### **Amenities**

Amenities	Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, 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	Landscaped, 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                      May 29th, 2025  
Days on Market                19  
Zoning                              Zone 27  
Condo Fee                        \$250

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