

# \$565,000 - 3310 Roy Brown Way, Edmonton

MLS® #E4449799

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,648 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome home to the Louvre, a stylish and spacious duplex thoughtfully crafted for modern living. Located exclusively in Village at Griesbach, this model offers the perfect combination of function, comfort, and community charm. With a bright open-concept layout, designer finishes, side entry, and well-planned living spaces, the Louvre is ideal for families, professionals, or anyone looking to settle into one of Edmonton’s most picturesque neighbourhoods. Landscaping, a rear deck, and fencing are all included, making it easy to enjoy your home inside and out from day one.



Built in 2025

## Essential Information

MLS® #	E4449799
Price	\$565,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex

Style 2 Storey  
Status Active

### Community Information

Address 3310 Roy Brown Way  
Area Edmonton  
Subdivision Griesbach  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 6Z9

### Amenities

Amenities Carbon Monoxide Detector  
Tankless, Smart/Program. Tr  
Parking Double Garage Attached

### Interior

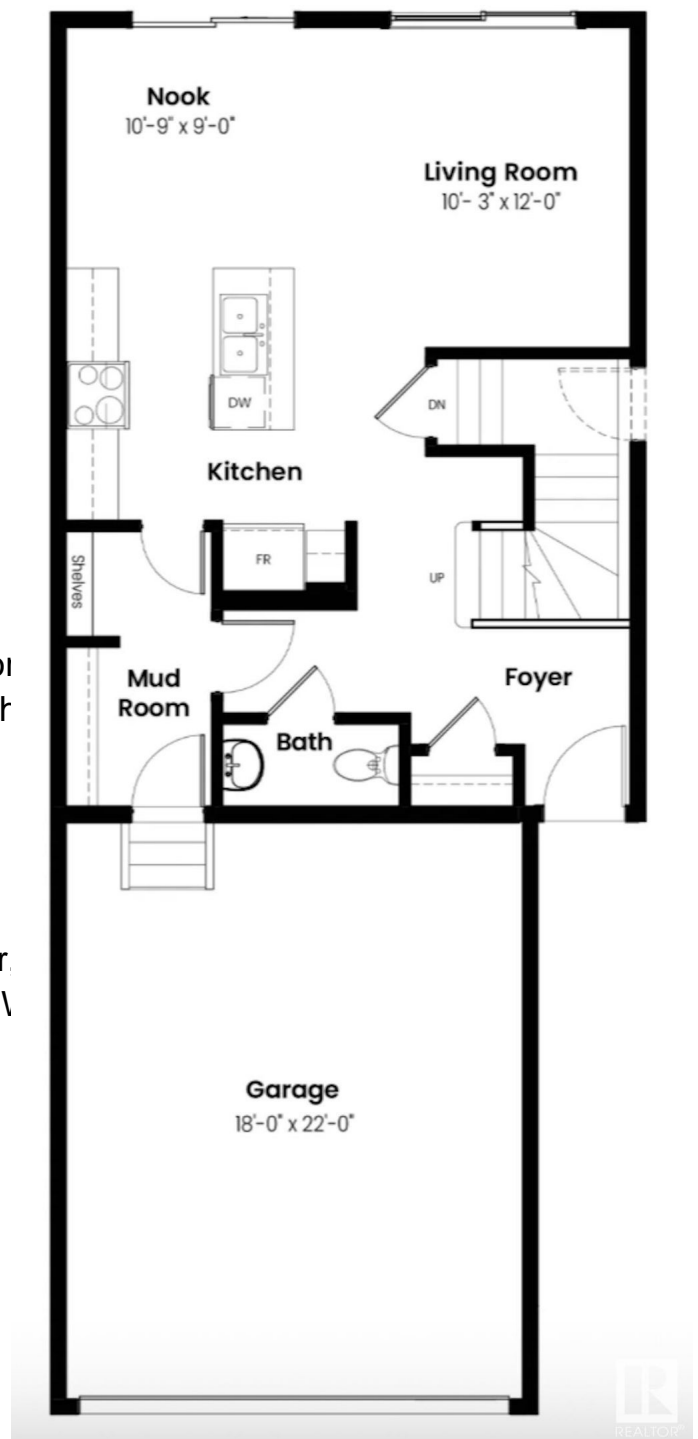
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer,  
Refrigerator, Stove-Electric, \n  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Prefab, Vinyl  
Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public  
Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Prefab, Vinyl  
Foundation Concrete Perimeter

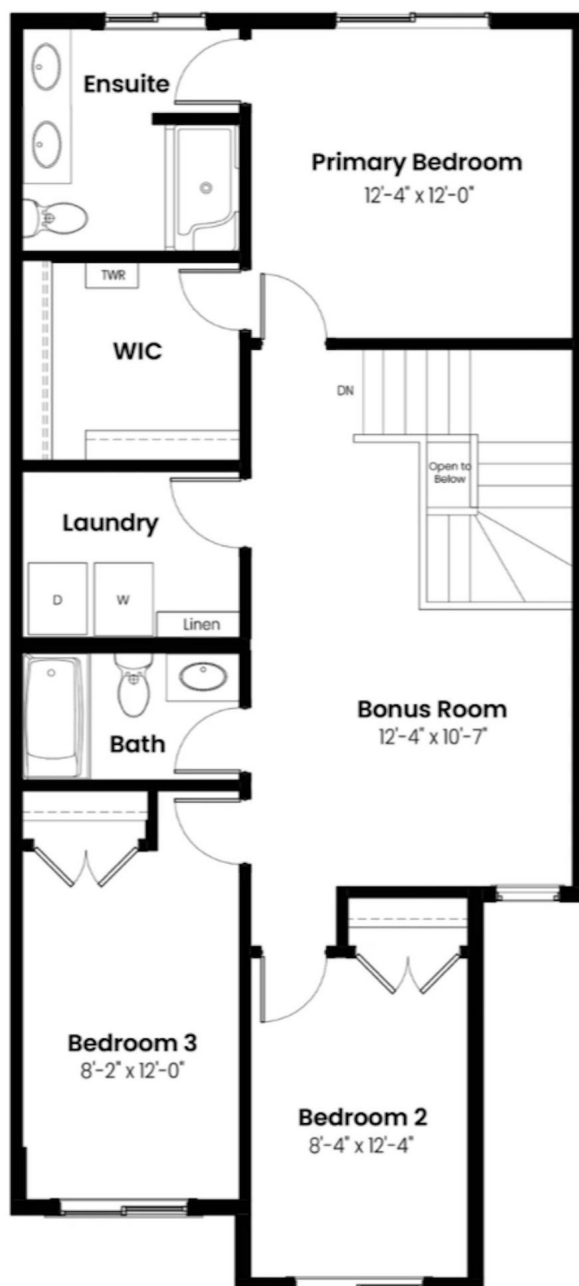
### School Information

Elementary MAJOR-GENERAL GRIESBACH  
Middle St. Edmund  
High QUEEN ELIZABETH



## Additional Information

Date Listed July 23rd, 2025  
Days on Market 4  
Zoning Zone 27



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 2:47am MDT