

Courtesy Of Moe Ahmad Of Sable Realty

# \$449,900 - 5323 Admiral Girouard Street, Edmonton

MLS® #E4425017

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,506 sqft  
Single Family on 0.00 Acres

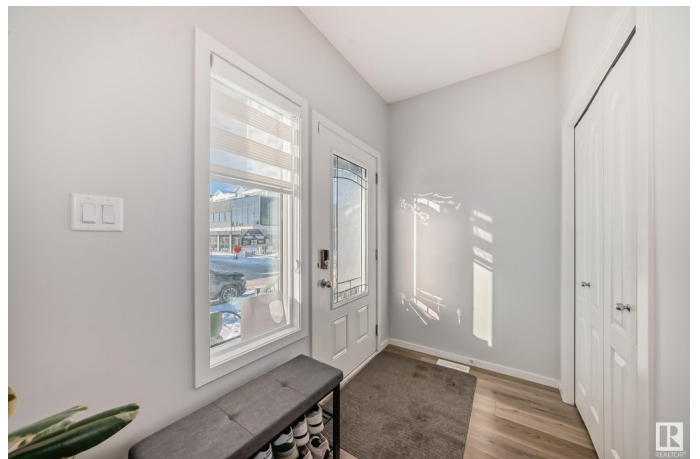
Griesbach, Edmonton, AB

NO CONDO FEES! Discover the perfect blend of modern design and natural light in this stunning home. Nestled in the highly sought-after neighborhood of Griesbach, this property offers everything you need and more. Step inside to find an open-concept layout, ideal for entertaining and family living. The heart of the home is the sleek kitchen, featuring an impressive 11' island perfect for meal prep or casual dining. Upstairs you will find 3 spacious bedrooms, 2.5 bathrooms and the convenience of second-floor laundry. The backyard provides a great space for outdoor gatherings, and a double detached garage. Griesbach is a historic, award-winning community with unique architecture homes, walking trails, parks, lakes, coffee shops, restaurants, school, and quick access to downtown.

Built in 2022

## Essential Information

MLS® #	E4425017
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,506



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	5323 Admiral Girouard Street
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6X5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
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Days on Market 1

Zoning Zone 27

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Listing information last updated on March 12th, 2025 at 7:17pm MDT