

# \$434,900 - 5696 Juchli Avenue, Edmonton

MLS® #E4449733

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,548 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Griesbach—one of Edmonton’s most sought-after communities, known for its scenic lakes, walking trails, parks, and rich military heritage. This 2022 Coventry-built NO CONDO FEE townhome offers approx. 1548 sq. ft. of like-new living space with timeless finishes. The main floor features vinyl plank flooring, custom lighting, an open-concept layout with a bright living room and dedicated dining area. The stylish kitchen has modern white cabinetry, quartz countertops, large island, and stainless steel appliances. A convenient 2-piece bath completes the main level. Upstairs offers 3 spacious bedrooms, including a primary suite with a 4-piece ensuite, and the added bonus of upper floor laundry. Enjoy outdoor living with a front porch, back deck, fenced yard, and double detached garage. Perfect for a growing family. Ideally located near schools, shopping, transit, and just 10 minutes to downtown—this is Griesbach living at its best.

Built in 2022

## Essential Information

MLS® #	E4449733
Price	\$434,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	5696 Juchli Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Y2

### **Amenities**

Amenities	Deck, Front Porch, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Major-General Griesbach S
Middle	Major-General Griesbach S
High	Queen Elizabeth School

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	10
Zoning	Zone 27

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Listing information last updated on August 4th, 2025 at 4:17am MDT