

## \$374,800 - 4481 McCrae Avenue, Edmonton

MLS® #E4451359

**\$374,800**

3 Bedroom, 2.50 Bathroom, 1,991 sqft  
Condo / Townhouse on 0.00 Acres

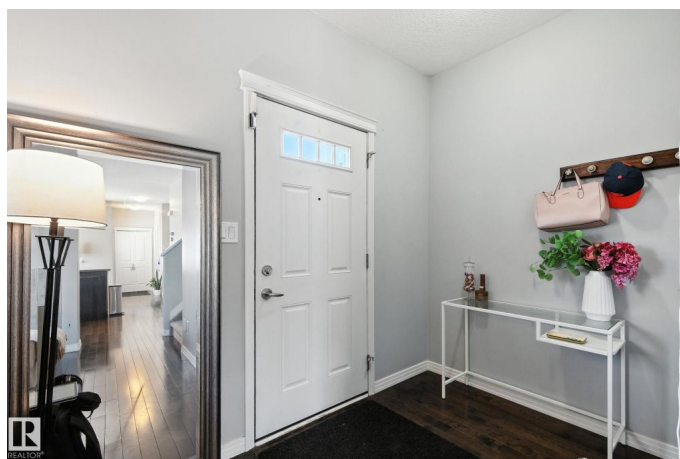
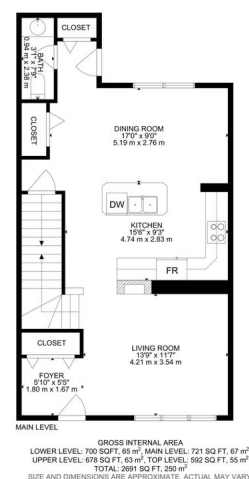
Griesbach, Edmonton, AB

Welcome to this SPACIOUS 3-bedroom, 1,991 sq ft townhome that checks all the boxes. Step into a proper entryway that opens into a cozy living room, complete with a warm FIREPLACE, perfect for relaxing evenings. The kitchen features classic white cabinetry, sleek black appliances, and ample counter space. There's room for BAR SEATING as well as a dining area that overlooks the sunny backyard. A large pantry and a convenient 2-piece bathroom complete the main floor. Upstairs, you'll find a versatile OFFICE area, laundry, and two generously sized bedrooms connected by a stylish Jack and Jill bathroom. The top-level primary suite is a true RETREAT. Enjoy the standalone tub, reading nooks nestled in charming dormers and a MASSIVE walk-in closet. The south-facing backyard is ideal for entertaining, with a deck perfect for BBQs and a great-sized YARD where kids can play, as well as a detached DOUBLE GARAGE. Located in the vibrant community of Griesbach, come EXPERIENCE everything this home has to offer!

Built in 2006

### Essential Information

MLS® #	E4451359
Price	\$374,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,991
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4481 Mccrae Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4G6

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### 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
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$320

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Listing information last updated on August 7th, 2025 at 6:02am MDT