# \$579,900 - 6106 Carr Road, Edmonton

MLS® #E4420288

### \$579,900

3 Bedroom, 2.50 Bathroom, 1,576 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Nestled in the charming Villages at Griesbach, this brand-new 1,576 sq. ft. home blends comfort, elegance, and modern living. Surrounded by mature trees, the main floor features a versatile flex room, a spacious walk-in pantry, and a cozy living room with a fireplace. In the kitchen, you'll find pristine quartz countertops, two-tone ceiling-height cabinetry, upgraded lighting, and stainless appliances. A side entrance allows for future basement suite potential, while the exterior will be fully finished with a deck, landscaping, and fencing. Additionally, a 20' x 20' detached garage is INCLUDED for convenience. Designed for efficiency, this home includes an air purification system, high-efficiency heating, and a tankless hot water system. Located in a family-friendly community you're within walking distance of a K-9 school, many greenspaces, walking trails, and amenities. With easy access to shopping, dining, and recreation, it's the ideal place to call home.





Built in 2024

#### **Essential Information**

MLS® # E4420288 Price \$579,900

Bedrooms 3
Bathrooms 2.50

Full Baths 2 Half Baths 1

Square Footage 1,576 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6106 Carr Road

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6Y4

# **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Hot Water Tankless, Smart/Program.

Thermostat, HRV System

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Prefab, Vinyl

Exterior Features Back Lane, 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 Catholic

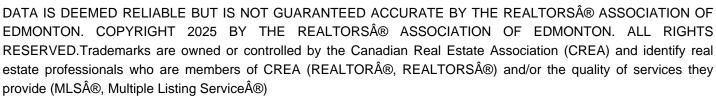
High Queen Elizabeth

# **Additional Information**

Date Listed February 4th, 2025

Days on Market 83

Zoning Zone 27



Listing information last updated on April 28th, 2025 at 5:47pm MDT

