# \$535,000 - 9923 145 Avenue, Edmonton

MLS® #E4438019

#### \$535,000

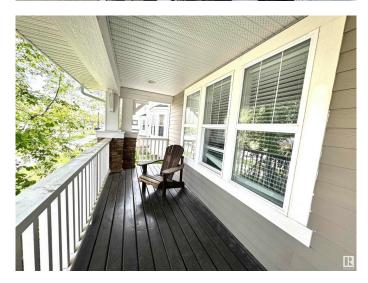
4 Bedroom, 3.50 Bathroom, 1,815 sqft Single Family on 0.00 Acres

Griesbach, Edmonton, AB

LOCATION, LOCATION, LOCATION! This fully finished open concept 2 storey is nestled in the very unique, award winning community of Griesbach. Overflowing with curb appeal, a beautiful front veranda welcomes you to a spacious entryway which leads to a large great room/living room with lovely arch niches over a cozy gas fireplace, beautiful walnut hardwood floors, main floor laundry & half bath, a large kitchen with loads of cabinets, cafe style chef island & walk-in corner pantry and a lovely nook surrounded by windows that look out to its sunny SOUTH FACING BACKYARD that boasts a beautiful stamped concrete patio & walkways, mature trees & perennials. 3 spacious bedrooms on the 2nd floor, including a luxurious primary bedroom with a large walk-in closet and spacious ensuite with separate shower & soaker tub. Luxurious fully finished basement with flex room, lots of storage, an additional bedroom & 3 piece bathroom. Hardie plank siding, A/C, 22x20 garage. BRAND NEW FURNACE. One block from MGG school.







Built in 2004

### **Essential Information**

MLS® # E4438019 Price \$535,000

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,815                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 9923 145 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Griesbach       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 6M2         |

## Amenities

| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking |
|-----------|--|
|           | Home, Vinyl Windows, Vacuum System-Roughed-In                      |
|           |  |

Parking Double Garage Detached

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,<br>Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,<br>Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

| Exterior          | Wood, Fiber Cement, Stone, See Remarks  |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,<br>Private Setting, Public Swimming Pool, Public Transportation, Schools,<br>Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Fiber Cement, Stone, See Remarks  |
| Foundation        | Concrete Perimeter  |

#### **School Information**

| Elementary | Major General Griesbach |
|------------|-------------------------|
| Middle     | Major General Griesbach |

#### **Additional Information**

| Date Listed    | May 22nd, 2025 |
|----------------|----------------|
| Days on Market | 60             |
| Zoning         | Zone 27        |

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Listing information last updated on July 21st, 2025 at 2:17am MDT