

## \$589,000 - 756 Decoteau Way, Edmonton

MLS® #E4441882

**\$589,000**

4 Bedroom, 3.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

A rare opportunity to call this fully finished gem w/ a side entrance & in-law suite potential yours in the award winning Village of Griesbach. This 2 story is facing a serene & private walking trail w/ a large front veranda offering beautiful and peaceful views, tranquility & no street noise. It's carpet free flooring throughout welcomes you to a half bath & wide open concept living space w/ massive windows allowing tons of natural light in. It's kitchen is a chef's specialty w/ stainless steel appliances, an expansive middle island & bright dining nook facing its wonderfully landscaped yard w/ low maintenance concrete pad & double oversized garage. Upstairs, find your primary retreat w/ 4 piece ensuite bath and generous walk in closet. 2 more large bedrooms, a full 4 piece bath & laundry area finish off the upstairs level. Downstairs-a 4 piece bath, large bedroom, rec area, & a kitchenette w/fridge, microwave & sink thats ready for a stove. A separate entrance, AC, storage & more. Welcome home!

Built in 2014

### Essential Information

MLS® # E4441882

Price \$589,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	756 Decoteau Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N1

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	13
Zoning	Zone 27

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