

## \$660,000 - 6337 Greenaway Avenue, Edmonton

MLS® #E4454804

**\$660,000**

4 Bedroom, 3.50 Bathroom, 1,782 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Rare & unique opportunity to own this stunning former show-home, crafted by Homes By Avi, in the heart of Griesbach. Property features a 1781 sq/ft, 2 storey home with charming front porch PLUS backyard detached garage with enchanting 646 sq/ft fully functioning SUITE by builder. (Garage suite showcases full kitchen, living room, bedroom & 4pc bath/laundry). Main home features 3 upper-level bedrooms, 2.5 bathrooms & main level pocket office. This set up is perfect for today's multigenerational families or investors & has tremendous potential with numerous investment options. Upgrades throughout entire home; electric fireplace with glass tile surround, luxury vinyl plank flooring, upgraded carpet, feature walls, separate side entrance for future basement development & desired neutral tones throughout. Chef's kitchen is complete with upscale cabinetry, quartz countertops, SS appliances, large centre island, pantry & back mudroom/powder-room. Step-down deck to fully fenced, landscaped yard. MUST SEE HOME!!

Built in 2021

### Essential Information

MLS® # E4454804

Price \$660,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,782                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6337 Greenaway Avenue |
| Area        | Edmonton              |
| Subdivision | Griesbach             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 6Y6               |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Guest Suite, Hot Water Electric, Television Connection, Vinyl Windows, See Remarks, HRV System |
| Parking Spaces | 4                                                                                                                                                                  |
| Parking        | Double Garage Detached, Rear Drive Access, See Remarks                                                                                                             |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Insert                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

**Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | MAJOR-GENERAL GRIESBACH |
| Middle     | MAJOR-GENERAL GRIESBACH |
| High       | QUEEN ELIZABETH SCHOOL  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 27           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 9:17pm MDT