

\$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 | 53 |
| Zoning | Zone 27 |

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