

Courtesy Of Christina A Reid Of Century 21 Leading

## \$549,900 - 3319 Roy Brown Way, Edmonton

MLS® #E4443739

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

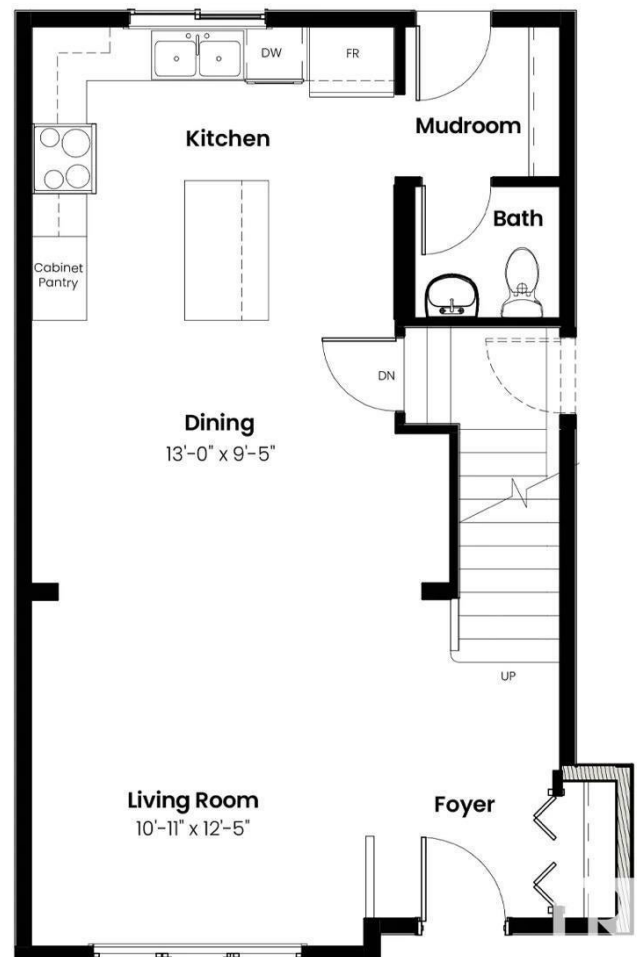
Experience modern living in this beautifully crafted half duplex by Landmark Homes, located in the highly desirable Village at Griesbach. This home is packed with premium features designed to elevate comfort, efficiency, and everyday convenience. Enjoy a healthier indoor environment with a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System that delivers efficient heating, cooling, filtration, and ventilation. A Navien Tankless Hot Water Heater ensures continuous hot water and lower utility bills. Ideal for growing families or savvy investors, this home includes a side entry, making future suite potential a breeze. Outside, the detached garage, fencing, landscaping, and pressure-treated deck are all included—ready for you to enjoy from day one. Inside, relax by the electric fireplace and appreciate the thoughtful layout built for today's lifestyle. Don't miss this opportunity to live in one of Edmonton's most award-winning master-planned communities.

Built in 2025

### Essential Information

MLS® # E4443739

Price \$549,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,504         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3319 Roy Brown Way |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6Z9            |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, 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 |
|----------|---------------|

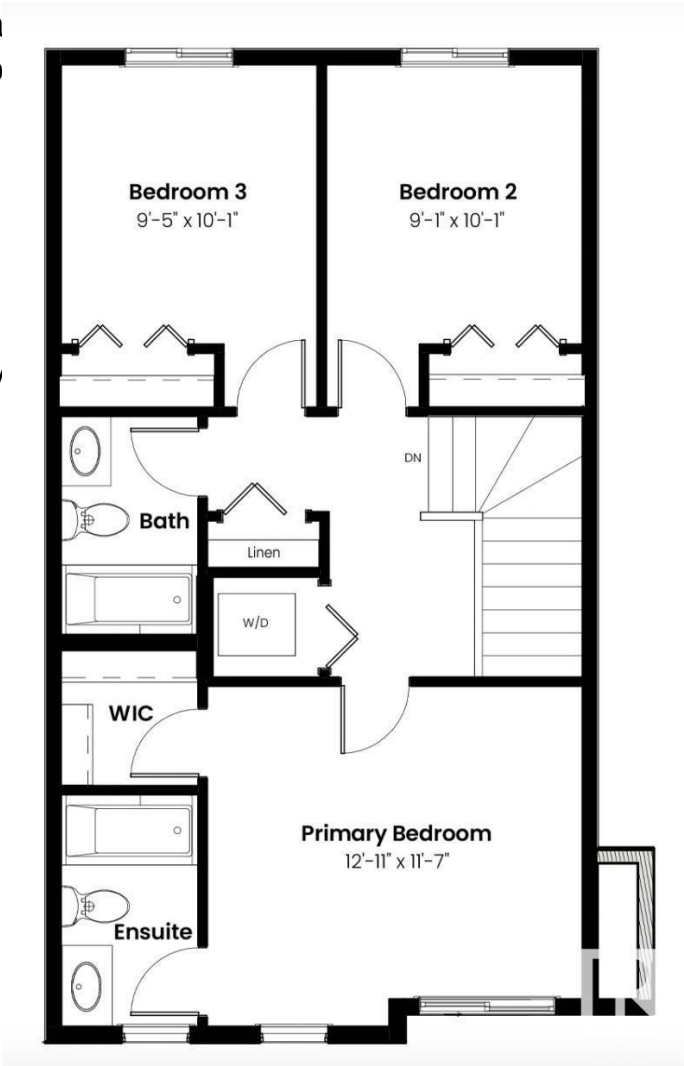
|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaping, Transportation, Schools, Shopping |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Prefab, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | MAJOR-GENERAL GRIESBACH |
| Middle     | St. Edmund Catholic     |
| High       | QUEEN ELIZABETH         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 27         |



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Listing information last updated on August 3rd, 2025 at 10:02am MDT