

## **\$600,000 - 711 Decoteau Way, Edmonton**

MLS® #E4435258

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

STUNNING Avi 2 Storey on a QUIET street in Griesbach! Great curb appeal w/ TRIPLE DORMER windows on the top floor to bring in the NATURAL light! The front entry porch is UNIQUE, bright & SPACIOUS. Engineered HARDWOOD greets you & is found throughout the main. A den/formal dining room overlooks the front street; the 2 piece bath will please guests; the bonus WALK-IN COAT CLOSET is handy! Cook in the large ISLAND KITCHEN w/ raised BREAKFAST BAR, WHITE cabinets & contrasting back splash TILE & GRANITE counters. Eat in the dining area overlooking the rear yard; the adjoining family room w/ gas FIREPLACE is perfect for entertaining! MAIN FLOOR LAUNDRY is found off the SEPARATED rear entry, very convenient! Upper floor has a BONUS ROOM w/ 2 dormers, a full 4 piece bathroom to service the 2 bedrooms. Primary suite is large, has a walk-in closet & a 5 piece ensuite w/ a raised DOUBLE VANITY. FULLY FENCED yard to play in & a DOUBLE DETACHED GARAGE to keep the cars cozy! See it you'll LOVE this place!

Built in 2012

### **Essential Information**

MLS® # E4435258

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,260                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 711 Decoteau Way |
| Area        | Edmonton         |
| Subdivision | Griesbach        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6P3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, 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    | May 8th, 2025 |
| Days on Market | 57            |
| Zoning         | Zone 27       |

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