

## **\$325,000 - 15 1636 Kerr Road, Edmonton**

MLS® #E4448143

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,234 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this Amazing 2-bedroom, 3-bathroom townhouse located in the sought-after Griesbach community of Edmonton. This stylish and well-maintained home offers the perfect blend of comfort and convenience. Upon entering, you'll be greeted by a spacious open-concept living area featuring gleaming hardwood floors and abundant natural light. The modern kitchen is a chef's delight with quartz island & countertops, stainless steel appliances, and ample cabinet space. The adjacent dining area is perfect for both casual meals and entertaining guests. Upstairs, the generous Primary bedroom provides a serene retreat with a large closet. The second bedroom is versatile, ideal for a guest room or office. Both bedrooms offer plenty of natural light and comfort, a centrally located 4 pc bath and upstairs laundry completes the upper level. Additional highlights include a cozy finished basement that can be used as a family room or extra living space. This home is a must see today !

Built in 2017

### **Essential Information**

MLS® #	E4448143
Price	\$325,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	15 1636 Kerr Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6W3

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio
Parking Spaces	1
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Slab

### **Additional Information**

Date Listed July 16th, 2025  
Days on Market 10  
Zoning Zone 27  
Condo Fee \$210

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