

## **\$165,000 - 417 4450 McCrae Avenue, Edmonton**

MLS® #E4428016

**\$165,000**

0 Bedroom, 1.00 Bathroom, 513 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

CHEAPEST condominium apartment in Griesbach! This charming studio unit is ideally located within walking distance of Rosedale Seniors Lodge and Kipnes Centre for Veterans, making it an excellent choice for family members or individuals seeking a quiet, adult-only building (55+). The professionally managed building offers a range of AMENITIES, including a guest suite, library, exercise room, and social room for private events. Inside the unit, you'll find dark kitchen cabinets paired with a black appliance package and a central island that opens to the living area with newly installed laminate flooring. The high VAULTED CEILINGS enhance the sense of space, while the large storage and laundry room, complete with a washer and dryer, adds convenience. The full bathroom and flex room, offer privacy. Additional storage and a titled parking stall are included. Situated in a peaceful neighbourhood, it's close to shopping, YMCA, bus routes, and Beaumaris Lake. **DON'T MISS OUT!**

Built in 2011

### **Essential Information**

MLS® # E4428016

Price \$165,000



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 513               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Studio Suite      |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 417 4450 Mccrae Avenue |
| Area        | Edmonton               |
| Subdivision | Griesbach              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5E 6S4                |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Detectors Smoke, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling, Vinyl Windows |
| Parking   | Stall                                                                                                                                                                               |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| # of Stories | 4                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                            |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 27          |
| Condo Fee      | \$271            |

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Listing information last updated on May 6th, 2025 at 2:47am MDT