

## **\$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 | 20              |
| Zoning         | Zone 27         |
| Condo Fee      | \$210           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 10:32am MDT