

## \$425,000 - 113 528 Griesbach Parade Parade, Edmonton

MLS® #E4465152

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Experience refined luxury living at Veritas, the premier condominium residence in the community of Griesbach. This exquisite former show suite blends elegance and comfort, showcasing over \$25,000 in designer upgrades with captivating park and lake views. Thoughtfully designed, this main-floor retreat features gourmet-inspired quartz countertops, a custom laundry room with counter and built-in cabinetry, a pantry, and a stylish bar area with wine fridge. Sophisticated finishes, open-concept living, and serene surroundings create an atmosphere of quiet indulgence. Enjoy the convenience of two titled parking stalls and access to Veritas's™ exceptional amenities, including a state-of-the-art fitness centre, beautiful social lounge complete with billiard table, and a spacious guest suite for overnight guests. This unit is perfect for discerning professionals or empty nesters seeking a lifestyle of elegance, comfort, and effortless sophistication in one of Edmonton's™ most sought-after residences.

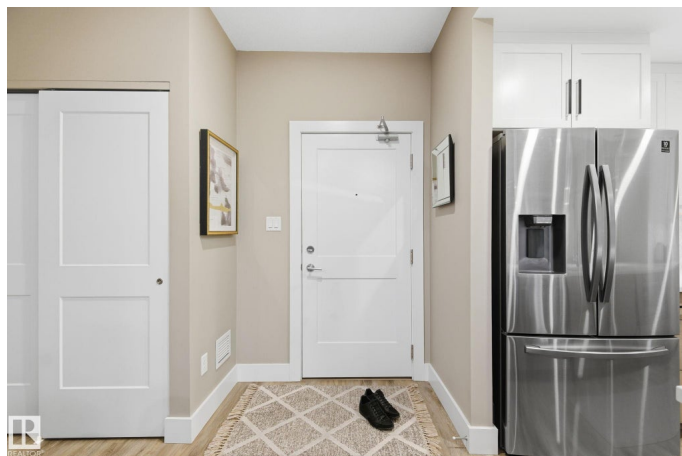
Built in 2018

### Essential Information

MLS® # E4465152

Price \$425,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,141                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 113 528 Griesbach Parade Parade |
| Area        | Edmonton                        |
| Subdivision | Griesbach                       |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5E 6X2                         |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                                                          |
| Parking        | Stall, Underground                                                                                                                                                                                                                                                                                                                         |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| # of Stories      | 4                                                                                                                     |
| Stories           | 4                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

**Exterior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Major General Griesbach Sc |
| Middle     | Dickinsfield School        |
| High       | Archbishop O'Leary School  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$610              |

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Listing information last updated on November 8th, 2025 at 12:02pm MST