

## **\$438,888 - 10004 144 Avenue, Edmonton**

MLS® #E4449668

**\$438,888**

5 Bedroom, 2.00 Bathroom, 1,299 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Stunning turnkey 5 bedroom (4+1) 2 story 1/2 duplex in perfect Griesbach location, 1 block to school. Amazing award winning community w interlocking ponds, walking trails & all amenities is Edmonton's best kept secret! The house was completely renovated including drywall. New vinyl plank upstairs & staircase. Laminate thru-out main. Double closets in Primary Bedroom which fits a king size bed. 4 bedrooms up + renovated 5 pc bath w double sinks. Front living room has new bay window. Gorgeous gourmet white kitchen with quartz c/tops, breakfast bar, granite farmhouse sink w brass faucet, new tile backsplash, pantry & st/steel appliances. Large dining rm w patio doors to amazing fenced backyard. Enjoy a 2 tier deck, gas bbq hook up, circular unistone patio, artificial Mega grass, & double detached garage w RV parking. Basement has large family rm, 5th bdm, 3 pc bath w shower, laundry & storage. New shingles on house & garage 2022, new H/E furnace 2024, new H2O tank 2023, updated lighting , A/C rental.

Built in 2003

### **Essential Information**

MLS® # E4449668

Price \$438,888

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,299         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10004 144 Avenue |
| Area        | Edmonton         |
| Subdivision | Griesbach        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6M5          |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, RV Parking                                                                                        |

### Interior

|              |                                                                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories      | 3                                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                               |
| Basement     | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Major General Griesbach  
Middle                              Dickinsfield  
High                                Archbishop O'Leary

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                13  
Zoning                              Zone 27

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