

Courtesy Of Christina A Reid Of Century 21 Leading

\$549,900 - 3317 Roy Brown Way, Edmonton

MLS® #E4443738

\$549,900

3 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

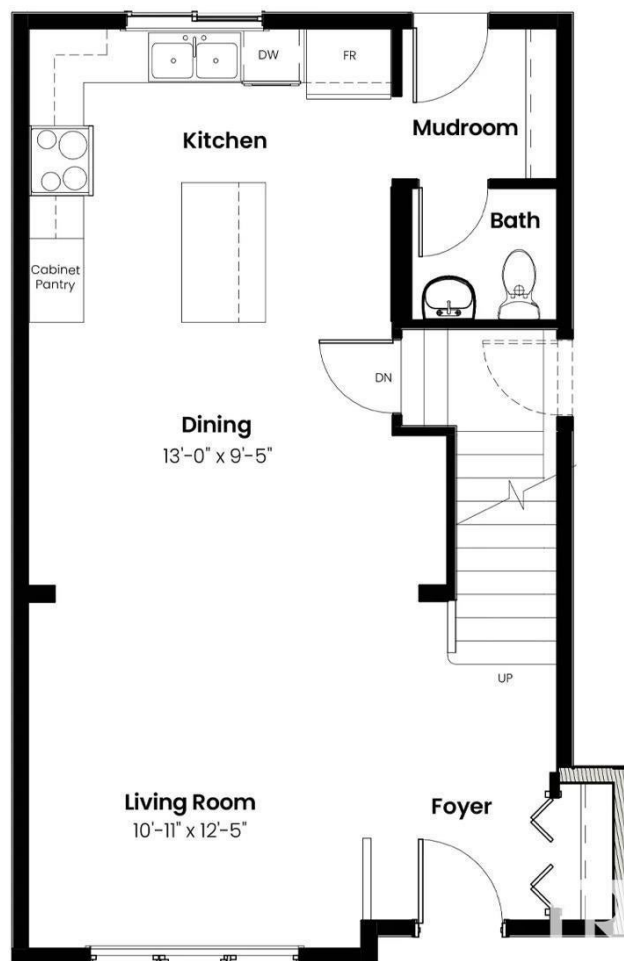
Griesbach, Edmonton, AB

Welcome to this beautifully designed half duplex by Landmark Homes, located in the award-winning community of Griesbach. Built with wellness and efficiency in mind, this home features a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System for superior comfort and indoor air quality. The Navien Tankless Hot Water Heater provides endless hot water while saving on utility costs. Thoughtfully crafted, the home includes a convenient side entry—ideal for a future legal suite or private access. Outside, enjoy the low-maintenance lifestyle with full landscaping, fencing, a pressure-treated deck, and a detached garage all included. Inside, cozy up by the electric fireplace in the open-concept living space. Whether you're looking to invest or settle down, this quick possession home offers unbeatable value, efficiency, and style in one of Edmonton's most desirable master-planned communities.

Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4443738 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,520 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3317 Roy Brown Way |
| Area | Edmonton |
| Subdivision | Griesbach |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 6Z9 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Prefab, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

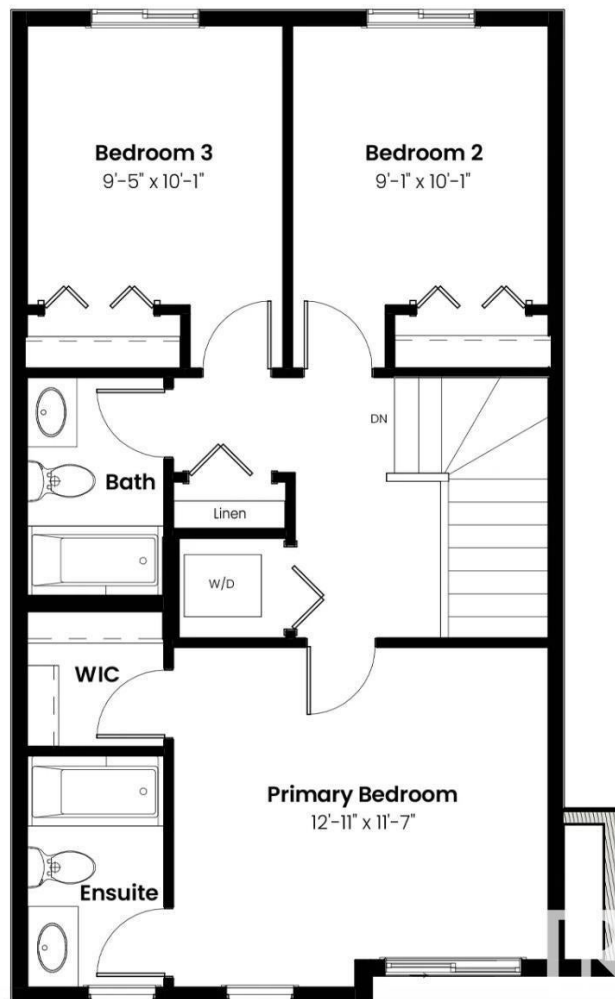
| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Prefab, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | MAJOR-GENERAL GRIESBACH |
| Middle | St. Edmund Catholic |
| High | QUEEN ELIZABETH |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 27 |
| Zoning | Zone 27 |



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Listing information last updated on July 17th, 2025 at 11:33am MDT