

## **\$560,000 - 7428 Colonel Mewburn Road, Edmonton**

---

MLS® #E4430421

**\$560,000**

3 Bedroom, 3.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Come home to the desirable Griesbach community in NW Edmonton. On your corner lot, walk in your front porch to enjoy the main floor bedroom / den / office with sliding glass door, open concept kitchen, dining nook & living room with 9'™ ceilings. Your kitchen features an island and corner pantry & has convenient 2 pc bathroom with easy access to your SW backyard. Upstairs, enjoy a king size primary suite with 4pc ensuite with shower & soaker tub with a walk in closet plus 2 additional bedrooms with a 4pc bathroom. This home boasts a finished basement with a family room, laundry room, cold storage room & 3pc bathroom. There is an abundance of storage space in the home & in your insulated double detached garage just off the alley! In the summer enjoy your SW facing backyard with raspberries, cherry & apple trees or walk to nearby parks. Located on a quiet street " you are convenient to Anthony Henday, and all the shopping/medical services 153 Ave or easily access downtown from this lovely home.



Built in 2015

### **Essential Information**

MLS® #                      E4430421

Price                        \$560,000

Bedrooms                3

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,582
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7428 Colonel Mewburn Road
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6V7

### Amenities

Amenities	On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	35
Zoning	Zone 27

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 May 16th, 2025 at 7:32pm MDT