

Courtesy Of Taylor J Hack Of RE/MAX River City

## \$550,000 - 2213 Stan Waters Avenue, Edmonton

MLS® #E4425396

**\$550,000**

3 Bedroom, 2.50 Bathroom, 2,240 sqft  
Single Family on 0.00 Acres

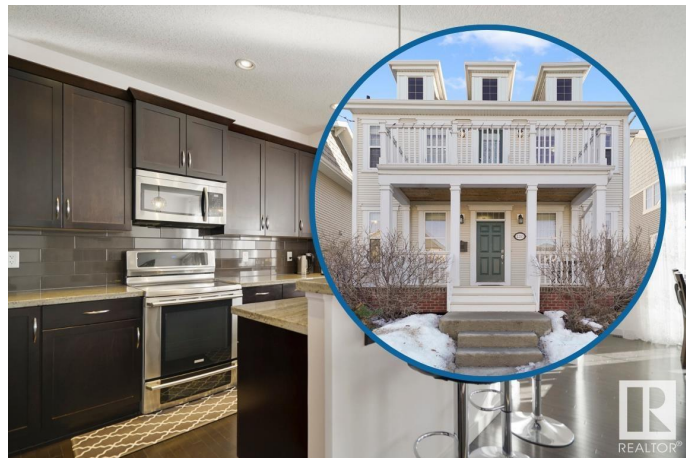
Griesbach, Edmonton, AB

Proximity to downtown with a modern 2-Storey? Visit the REALTOR®'s website for more details. This move-in-ready, family-sized house has a south-facing backyard & big windows that brighten the open-concept floor-plan. Griesbach is known for being a modern community with uncommon access to downtown Edmonton for this age range & over 23% of the land is dedicated to green space, with walking trails, lakes, & the Patricia Lake Memorial. Imagine welcoming your friends to a BBQ on your outdoor entertainment space, as they compliment you on how properties of this size have a spot for everything & a place for everyone. At over 2,200 sq. ft. above grade the three bedrooms are large & it still has space for a bonus room plus a den. From here, it's less than 5 mins to Northgate Shopping Mall, 15 mins to Yellowhead Trail, less than 15 mins to nearby schools & just 20 minutes to downtown Edmonton. With a double garage & unfinished basement, this house is ready for your family to grow into.

Built in 2009

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425396  |
| Price  | \$550,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,240                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2213 Stan Waters Avenue |
| Area        | Edmonton                |
| Subdivision | Griesbach               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5E 6B9                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Major-General Griesbach |
| Middle     | Major-General Griesbach |
| High       | Queen Elizabeth School  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 27          |

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Listing information last updated on March 14th, 2025 at 4:47pm MDT