

## \$574,900 - 271 Gariepy Crescent, Edmonton

MLS® #E4429870

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,863 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Location, Location, Location! Welcome to this beautifully maintained 2-storey home in the sought-after Gariepy community, part of prestigious Lessard South/Callingwood – just steps from the North Saskatchewan River! Freshly painted, this home features 4 bedrooms, a fully finished basement with entrance from the garage, and an attached double garage. Step inside and you'll be greeted by large windows, a bright open layout, spacious kitchen, breakfast nook, formal dining, and cozy living room with access to a private landscaped backyard. Upstairs you'll find 3 generously sized bedrooms and 2 full baths, including a renovated spa-like ensuite in the primary suite. The FULLY FINISHED BASEMENT offers even more space with 4th bedroom, 3-piece bath, rec room, and ample storage. Located in one of Edmonton's top neighborhoods, this home truly has it all!

Built in 1984

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429870  |
| Price      | \$574,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,863                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 271 Gariepy Crescent |
| Area        | Edmonton             |
| Subdivision | Gariepy              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 1G3              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 2                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                11

Zoning                            Zone 20

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Listing information last updated on April 19th, 2025 at 11:32pm MDT