

## \$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 | 20               |
| 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 1st, 2025 at 9:02am MDT