

## **\$437,000 - 14418 98 Street, Edmonton**

MLS® #E4459518

**\$437,000**

2 Bedroom, 3.50 Bathroom, 1,944 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This BEAUTIFUL, BRIGHT END UNIT townhome in award winning Griesbach features over 2600sqft of total living space with a wonderfully executed floorplan. Upon entering, youâ€™re greeted with a huge dining area and newly upgraded wide plank engineered oak hardwood floor. An upgraded open concept kitchen with granite and stainless steel appliances separates the sun-lit dining and living room which leads to a wonderful WEST facing, landscaped backyard & double detached garage. A cozy gas fireplace and a 2pc bath are also conveniently tucked away to make this first floor a warm, cozy space youâ€™ll love. The second level features a HUGE FAMILY ROOM (which could also be an office or bedroom), a large bedroom with walk-in closet and 4pc ensuite, as well as laundry. The third level is the PRIMARY SUITE with sitting area, vaulted ceilings, walk-in closet and an expansive ensuite with double sinks, soaker tub and separate stand-up shower. FULLY FINISHED basement w/ bonus room & wet bar and a flex/storage space.

Built in 2004

### **Essential Information**

MLS® #	E4459518
Price	\$437,000



Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	14418 98 Street
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6M9

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Vaulted Ceiling, Vinyl Windows, Wet Bar
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features Back Lane, Fenced, Low Maintenance, Public Transportation, Schools  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Major General Griesbach  
Middle Major General Griesbach

### Additional Information

Date Listed September 25th, 2025  
Days on Market 41  
Zoning Zone 27  
Condo Fee \$300



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