

# \$460,000 - 4060 Morrison Wy, Edmonton

MLS® #E4465288

**\$460,000**

3 Bedroom, 3.50 Bathroom, 1,426 sqft  
Single Family on 0.00 Acres

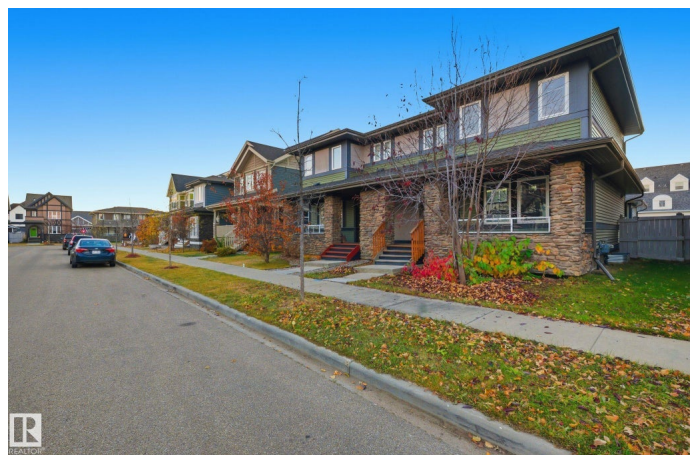
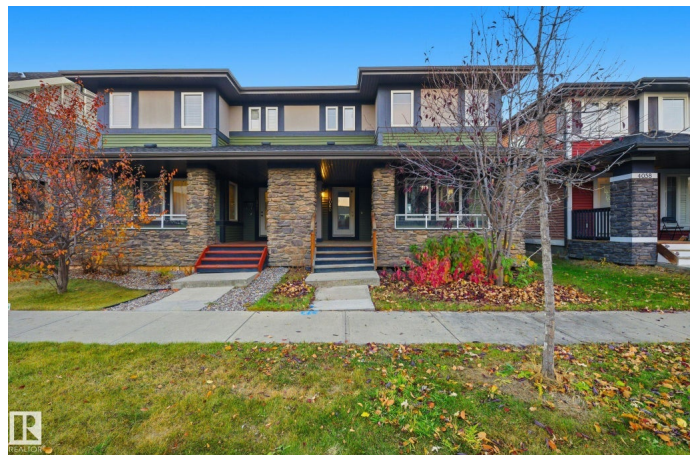
Griesbach, Edmonton, AB

Welcome to the community of Griesbah! This well maintained 3-bedroom, 3.1-bath home offering 1,425 sq. ft. of bright and functional living space. Step onto the inviting front porch and into a warm, open-concept main floor featuring spacious living and dining areas filled with natural light. The kitchen offers plenty of cabinetry, ample counter space, and easy access to the backyard, perfect for everyday living or entertaining. A powder room and coat closet complete the main level. The primary suite includes a private full bath, while the additional full bathroom is perfectly situated for family or guests. Located in a friendly, established neighbourhood, you're minutes away from schools, parks, shopping, and commuter routes. Whether you're a first-time buyer, growing family, or looking to downsize, this home offers turnkey comfort with room to personalize. Welcome home!

Built in 2013

## Essential Information

MLS® #	E4465288
Price	\$460,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,426
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4060 Morrison Wy
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6S3

### **Amenities**

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 10th, 2025

Days on Market 5

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 November 15th, 2025 at 12:32pm MST