

## \$434,900 - 5696 Juchli Avenue, Edmonton

MLS® #E4449733

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,548 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Griesbach—one of Edmonton’s most sought-after communities, known for its scenic lakes, walking trails, parks, and rich military heritage. This 2022 Coventry-built NO CONDO FEE townhome offers approx. 1548 sq. ft. of like-new living space with timeless finishes. The main floor features vinyl plank flooring, custom lighting, an open-concept layout with a bright living room and dedicated dining area. The stylish kitchen has modern white cabinetry, quartz countertops, large island, and stainless steel appliances. A convenient 2-piece bath completes the main level. Upstairs offers 3 spacious bedrooms, including a primary suite with a 4-piece ensuite, and the added bonus of upper floor laundry. Enjoy outdoor living with a front porch, back deck, fenced yard, and double detached garage. Perfect for a growing family. Ideally located near schools, shopping, transit, and just 10 minutes to downtown—this is Griesbach living at its best.

Built in 2022

### Essential Information

MLS® # E4449733

Price \$434,900

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,548                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5696 Juchli Avenue |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6Y2            |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Deck, Front Porch, See Remarks |
| Parking Spaces | 2                              |
| Parking        | Double Garage Detached         |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories           | 2                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                            |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 27         |

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Listing information last updated on August 4th, 2025 at 2:17am MDT