

Courtesy Of Christina A Reid Of Century 21 Leading

\$699,900 - 3314 Roy Brown Way, Edmonton

MLS® #E4443736

\$699,900

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover the Petra quick possession home by Landmark Homes, ideally located in Edmonton's sought-after Village at Griesbach—a beautifully master-planned community known for its timeless charm and thoughtful design. This spacious 2,001 sq. ft. residence offers 3 bedrooms and 2.5 bathrooms, blending comfort, style, and innovation. Designed with wellness and efficiency in mind, the home features a cutting-edge 3-Stage Medical-Grade Air Purification System and a high-performance Hi-Velocity Heating System, delivering year-round comfort through integrated heating, cooling, filtration, ventilation, and humidification. A Navien Tankless Hot Water Heater ensures endless hot water while keeping energy bills low. Enjoy thoughtful touches throughout, including a luxurious 4-piece ensuite, a cozy electric fireplace, melamine shelving, and a full appliance package. Completing the home are a private rear deck, side entry, fully landscaped yard, and more—ready for you to move in and make it yours.



Built in 2025

Essential Information

MLS® # E4443736

Price \$699,900

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,001 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3314 Roy Brown Way |
| Area | Edmonton |
| Subdivision | Griesbach |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 6Z9 |

Amenities

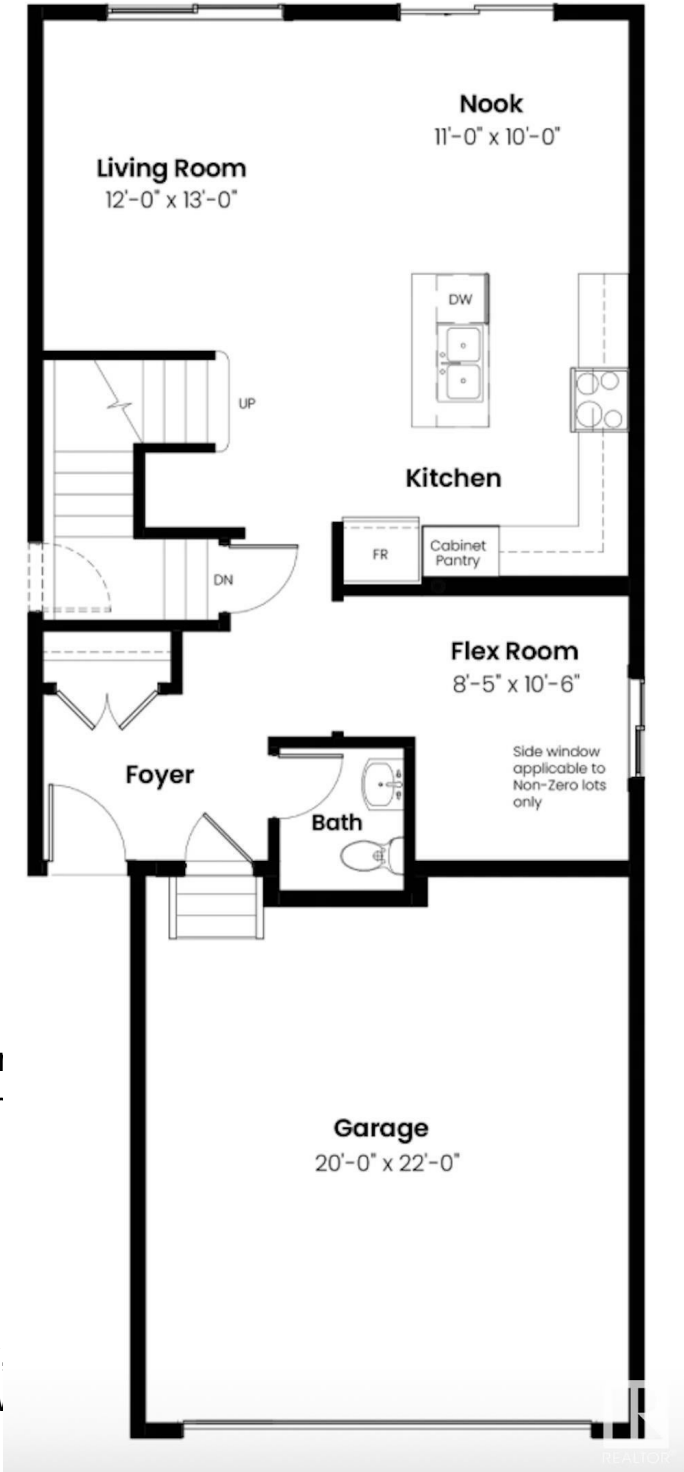
| | |
|-----------|---|
| Amenities | Carbon Monoxide Detector Tankless, Smart/Program. Thermostat |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, \ |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|---------------|
| Exterior | Prefab, Vinyl |
|----------|---------------|



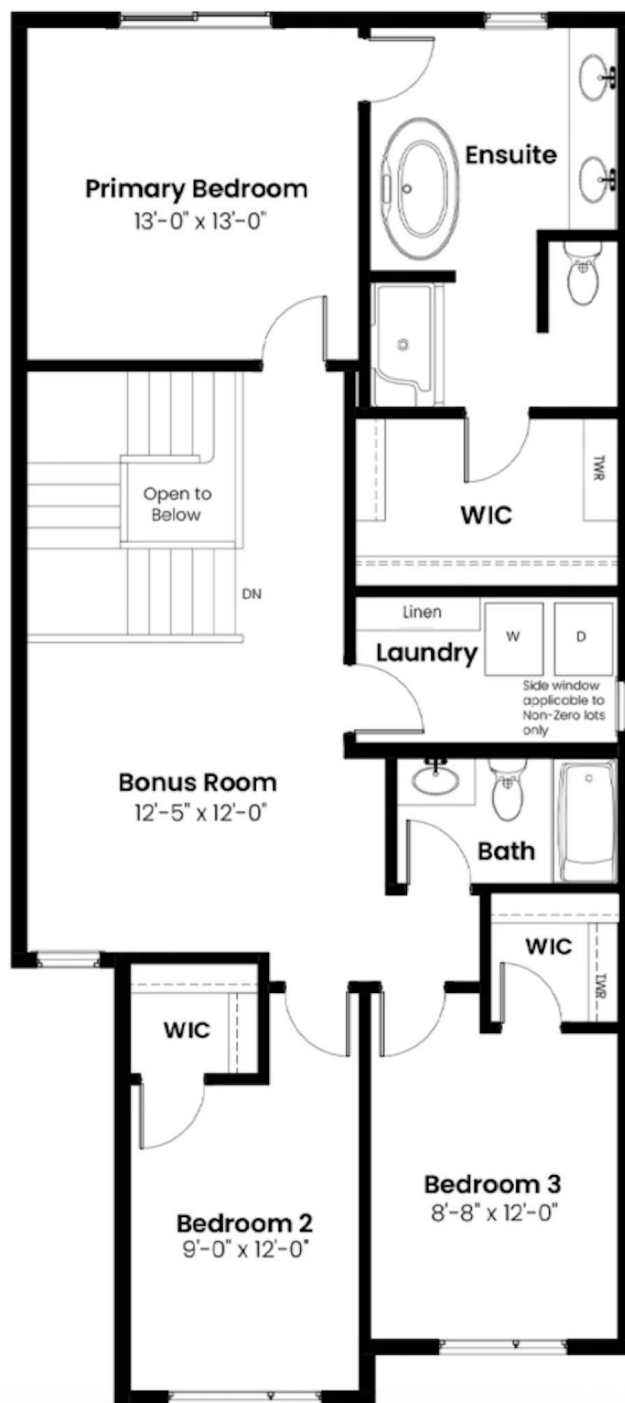
| | |
|-------------------|----------------------------|
| Exterior Features | Fenced, Landscaped, Public |
| Roof | Asphalt Shingles |
| Construction | Prefab, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | MAJOR-GENERAL GRIESBACH |
| Middle | St. Edmund |
| High | QUEEN ELIZABETH |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 18 |
| 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 July 8th, 2025 at 8:02pm MDT