

\$799,000 - 2216 Stan Waters Avenue, Edmonton

MLS® #E4420162

\$799,000

5 Bedroom, 4.50 Bathroom, 3,285 sqft
Single Family on 0.00 Acres

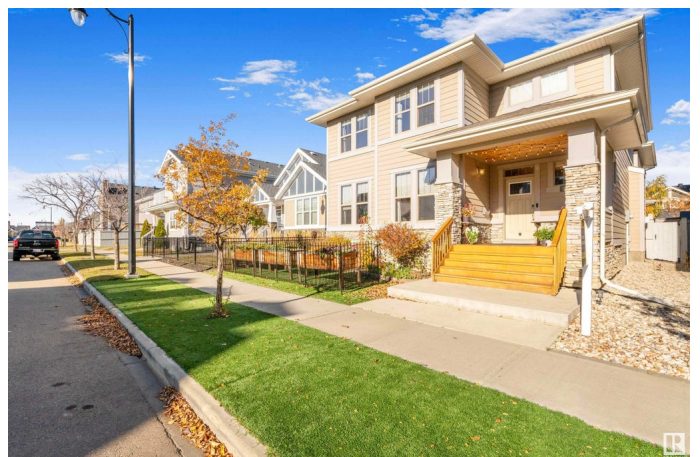
Griesbach, Edmonton, AB

\$50k PRICE DROP!! Welcome to this charming home in the community of Griesbach. With a GARAGE SUITE, IN-LAW SUITE, and an attached TRIPLE garage, this home is perfect for multi-generational families or investors. In total there are 5 bedrooms. The one bedroom garage suite has a full size kitchen, stainless steel appliances, in suite laundry, and separate entrance. It is perfect for rental income, small business space, or nanny/in-law suite. The main house features 9'™ ceilings, kitchen cabinets to the ceiling, BRAND NEW stainless steel appliances & laundry, granite countertops, and a FULLY FINISHED BASEMENT (can be used for nanny/in-law). The home includes gas fireplace, central AC, water softener, NEWLY REPLACED hot water heater and built in vacuum. With outdoor decks, gas BBQ hookup, gazebo, artificial turf and brick patio, the front and back yards are maintenance free. This home is walking distance to neighbourhood nature trails, parks, elementary school, grocery stores, and shopping mall.

Built in 2010

Essential Information

MLS® #	E4420162
Price	\$799,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,285
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2216 Stan Waters Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5Y8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Guest Suite, Secured Parking
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 3rd, 2025
Days on Market 39
Zoning Zone 27

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Listing information last updated on March 14th, 2025 at 4:32am MDT