

Courtesy Of Christina A Reid Of Century 21 Leading

## **\$565,000 - 3312 Roy Brown Way, Edmonton**

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MLS® #E4449770

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,648 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome home to the Louvre, a stylish and spacious duplex thoughtfully crafted for modern living. Located exclusively in Village at Griesbach, this model offers the perfect combination of function, comfort, and community charm. With a bright open-concept layout, side entry, designer finishes, and well-planned living spaces, the Louvre is ideal for families, professionals, or anyone looking to settle into one of Edmonton's most picturesque neighbourhoods. Landscaping, a rear deck, and fencing are all included, making it easy to enjoy your home inside and out from day one.



Built in 2025

### **Essential Information**

MLS® #	E4449770
Price	\$565,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex

Style 2 Storey  
Status Active

### Community Information

Address 3312 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. Tr  
Parking Double Garage Attached

### Interior

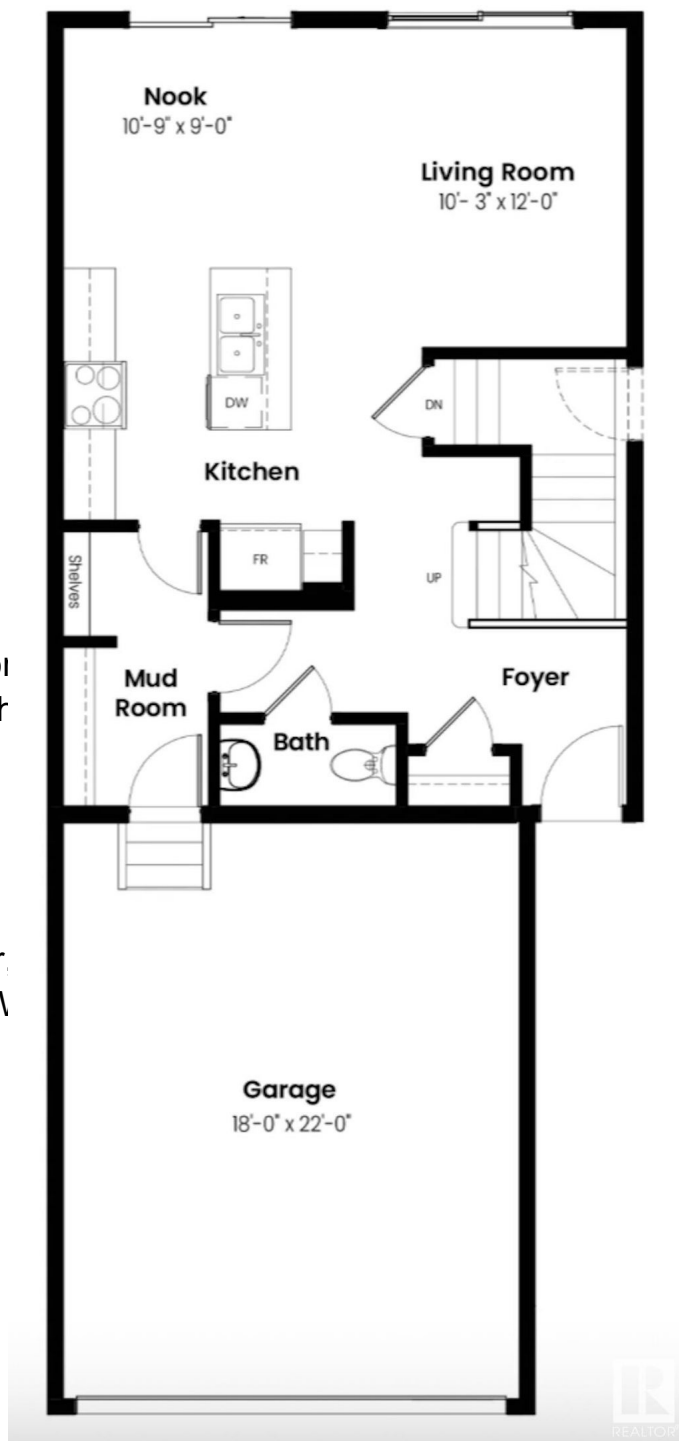
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer,  
Refrigerator, Stove-Electric, \n  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Prefab, Vinyl  
Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public  
Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Prefab, Vinyl  
Foundation Concrete Perimeter

### School Information

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

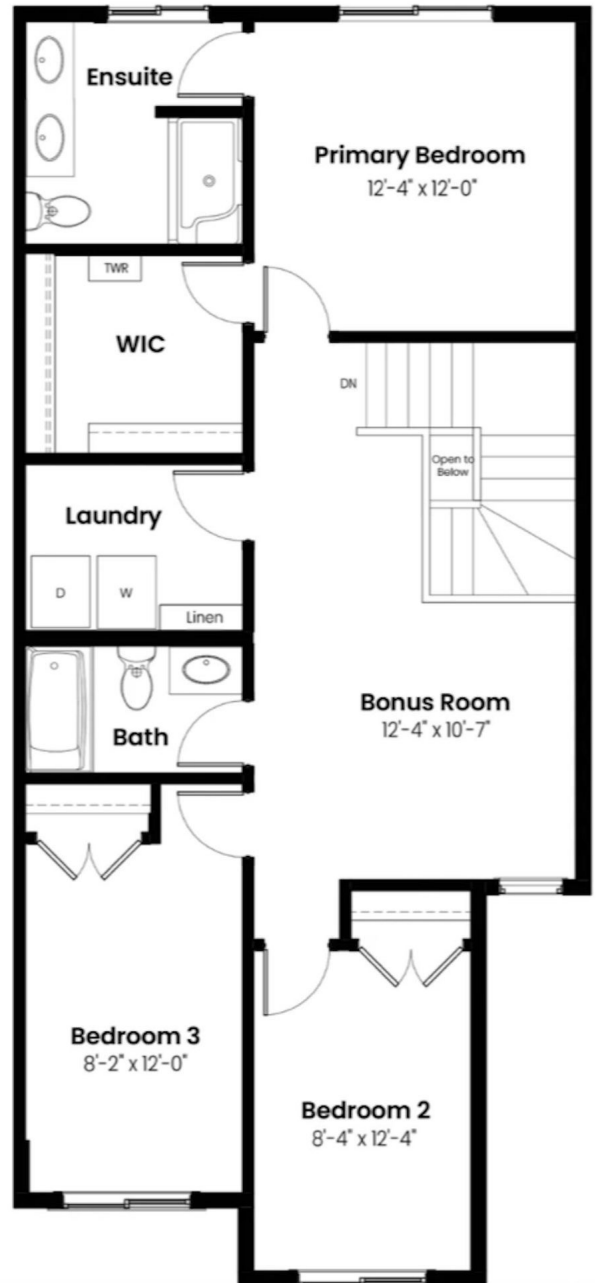


## Additional Information

Date Listed July 23rd, 2025

Days on Market 32

Zoning Zone 27



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Listing information last updated on August 24th, 2025 at 2:32am MDT