

## \$574,900 - 271 Gariepy Crescent, Edmonton

MLS® #E4429870

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,863 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Location, Location, Location! Welcome to this beautifully maintained 2-storey home in the sought-after Gariepy community, part of prestigious Lessard South/Callingwood – just steps from the North Saskatchewan River!

Freshly painted, this home features 4 bedrooms, a fully finished basement with entrance from the garage, and an attached double garage. Step inside and you'll be greeted by large windows, a bright open layout, spacious kitchen, breakfast nook, formal dining, and cozy living room with access to a private landscaped backyard.

Upstairs you'll find 3 generously sized bedrooms and 2 full baths, including a renovated spa-like ensuite in the primary suite. The FULLY FINISHED BASEMENT offers even more space with 4th bedroom, 3-piece bath, rec room, and ample storage. Located in one of Edmonton's top neighborhoods, this home truly has it all!

Built in 1984

### Essential Information

MLS® #	E4429870
Price	\$574,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,863
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	271 Gariepy Crescent
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1G3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                23

Zoning                            Zone 20

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