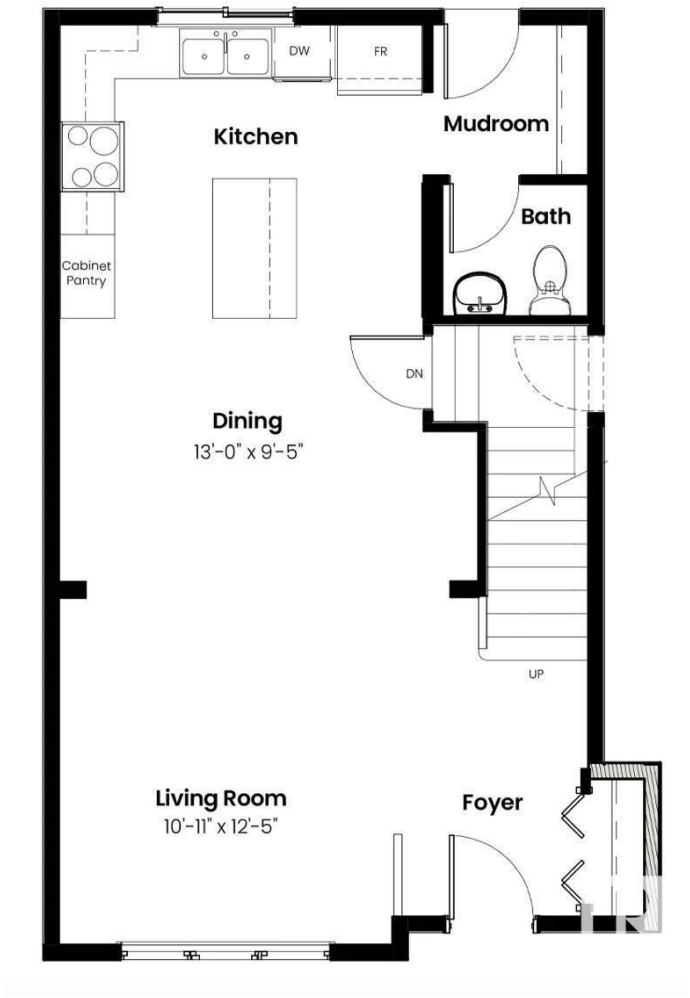
Courtesy Of Christina A Reid Of Century 21 Leading

$539,900 - 3317 Roy Brown Way, Edmonton

MLS® #E4443738

$539,900
3 Bedroom, 2.50 Bathroom, 1,520 sqft
Single Family on 0.00 Acres

Griesbach, Edmonton, AB



Welcome to this beautifully designed half duplex by Landmark Homes, located in the award-winning community of Griesbach. Built with wellness and efficiency in mind, this home features a 3 Stage Medical-Grade Air Purification System and a Hi-Velocity Heating System for superior comfort and indoor air quality. The Navien Tankless Hot Water Heater provides endless hot water while saving on utility costs. Thoughtfully crafted, the home includes a convenient side entryâ€”ideal for a future legal suite or private access. Outside, enjoy the low-maintenance lifestyle with full landscaping, fencing, a pressure-treated deck, and a detached garage all included. Inside, cozy up by the electric fireplace in the open-concept living space. Whether you're looking to invest or settle down, this quick possession home offers unbeatable value, efficiency, and style in one of Edmonton's most desirable master-planned communities.

Built in 2025

Essential Information

MLS® #	E4443738
Price	$539,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3317 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, 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	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

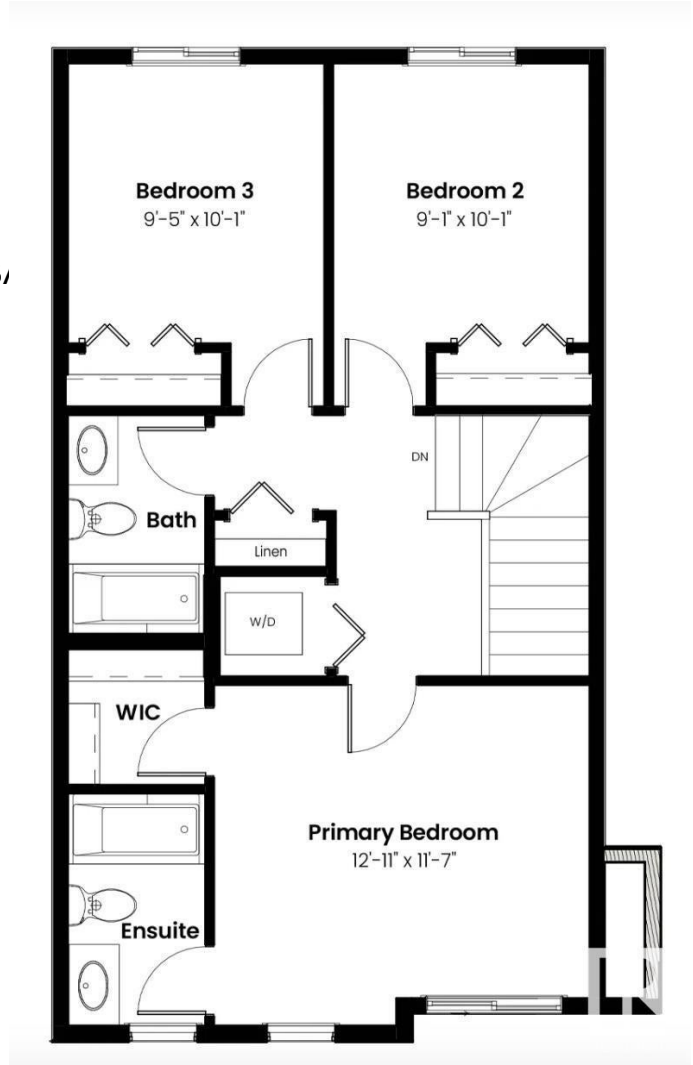
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	MAJOR-GENERAL GRIESBA
Middle	St. Edmund Catholic
High	QUEEN ELIZABETH

Additional Information

Date Listed	June 20th, 2025
Days on Market	112
Zoning	Zone 27



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Listing information last updated on October 9th, 2025 at 11:17pm MDT