

Courtesy Of Christina A Reid Of Century 21 Leading

\$719,900 - 3306 Roy Brown Way, Edmonton

MLS® #E4449610

\$719,900

4 Bedroom, 3.00 Bathroom, 2,214 sqft
Single Family on 0.00 Acres

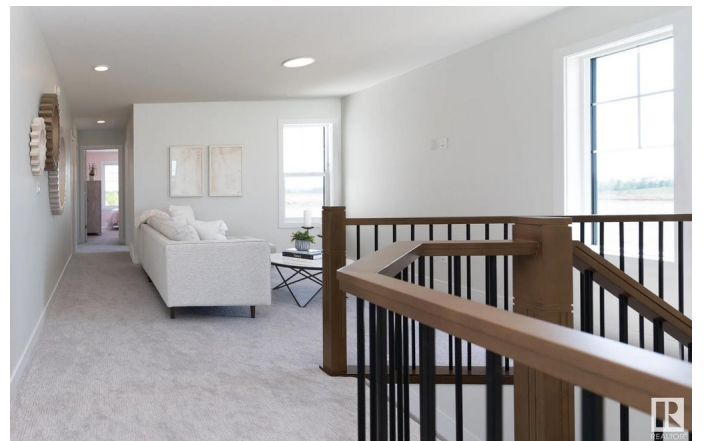
Griesbach, Edmonton, AB

Step into The Eiffel, a stunning 2,076 sq. ft. home designed for modern living. With 4 bedrooms, 3 bathrooms, side entry, and a variety of functional spaces, this home blends style and versatility effortlessly. The main floor features a main floor bedroom room, perfect for a home office, playroom, or additional living space. The open-to-above design in the great room creates a bright, airy atmosphere, enhancing the home's spacious feel. The kitchen flows seamlessly into the dining and living areas, making it ideal for entertaining. Upstairs, a spacious bonus room offers additional relaxation space, while the primary suite boasts a luxurious ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the second floor, providing comfort for the whole family. Photos are of a showhome

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4449610 |
| Price | \$719,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,214 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3306 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, HRV System |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| 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 Catholic |
| High | QUEEN ELIZABETH |

Additional Information

Date Listed July 23rd, 2025

Days on Market 56

Zoning Zone 27

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Listing information last updated on September 17th, 2025 at 5:47am MDT