

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

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, \\\nHeating 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

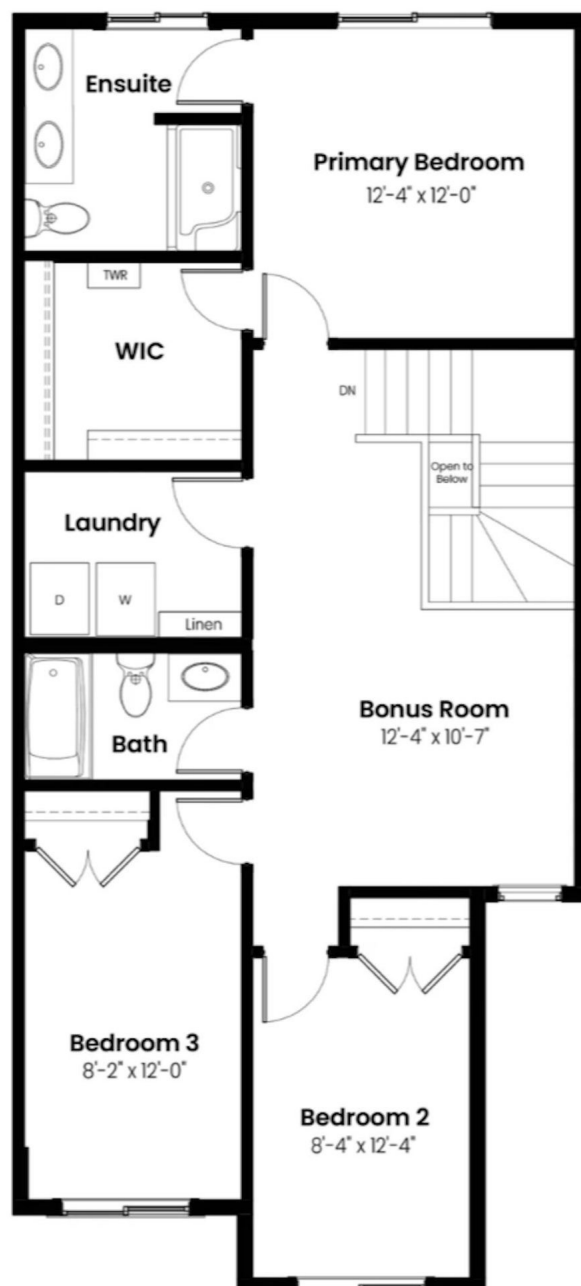
School Information

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



Additional Information

Date Listed July 23rd, 2025
Days on Market 32
Zoning Zone 27



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 5:47am MDT