



Edmonton **Griesbach LP: \$800,000**
 7473 COLONEL MEWBURN RD NW T5E 6V5 SP:

Listing ID # E4477330 **ACTIVE**
Building Type Detached Single Family
Style 2 Storey **Sold Date**
Year Built 2015 **Bedrooms Above** 4
Full Baths 3 **Bedrooms Total** 5
Half Baths 1 **Basement** Full
Total Baths 3.1 **Basement Dev** Fully Finished
Tot Flr AG SqFt 2,621.57 **Tot Flr AG SqM** 243.55

[URL-Virtual Tour](#) [URL-Brochure](#)

Stunning 5 bed, 3.5 bath home backing onto RCAF Playground Park. The open concept main floor offers connection and comfort with uninterrupted park views. Enjoy morning coffee and sunrises or warm summer evenings on the deck. Gourmet island kitchen has lots of cabinets and is adorned with quartz countertops, stainless appliances and a walk through pantry with laundry space. Curl up in front of the gas fireplace on cool evenings or entertain family and friends in the generous dining room. The primary retreat impresses with a spa inspired 5 piece ensuite including a tub, glass shower, dual vanities, water closet, and a huge walk in closet. You'll also find 3 additional spacious bedrooms, a bright versatile bonus room and a 4 piece bath on this floor. On the lower you'll find a 5th bedroom, 4 piece bath and a bright open rec area ideal for movie nights, play space or a home gym. Dble. oversized insulated garage offers more storage and parking. Griesbach, a community known for its parks, walkability, and charm

Directions

Living Room	4.28x5.99	M	Bedroom 3	3.04x3.33	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.93x2.87	M	Bedroom 4	3.04x3.33	U	1	2	M	No	Main	108.78	1,170.91
Kitchen	3.93x4.61	M	Bedroom	3.47x5.61	L	2	5	U	Yes	Upper	134.76	1,450.56
Family Room	6.10x3.63	U	Laundry Room	2.10x1.65	M	3	4	U	No	Above Grd		
Den			Recreation Room	7.80x8.13	L	4	4	L	No	Lower	99.66	1,072.74
Bonus Room			Utility Room	4.22x4.17	L	5				Below Grd		
Primary Bedrm	4.24x4.72	U	Office	3.70x2.95	M	6				Tot Flr AG	243.55	2,621.57
Bedroom 2	3.74x3.39	U	Other	3.84x1.98	U	7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Brick, Vinyl
Flooring Carpet, Ceramic Tile, Hardwood
Features Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent No
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** West
Lot Size SqM 444.39 **F x D (m)** x
Zoning
Tax Amount \$8,096.06 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Goods Excl

Warranty

Fireplace Yes
FP Fuel Gas
FP Type Mantel
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Double Garage Attached, Insulated, Over Sized

Road Access Paved

Park Encl/Tot 2 / 4 **Garage Dim** 6.69x6.85

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	