



Edmonton **Griesbach LP: \$775,000**
 7473 COLONEL MEWBURN RD NW T5E 6V5 SP: M

Listing ID # E4489843 **ACTIVE**
Building Type Detached Single Family
Style 2 Storey
Year Built 2015
Full Baths 3
Half Baths 1
Total Baths 3.1
Tot Flr AG SqFt 2,621.57
Sold Date
Bedrooms Above 4
Bedrooms Total 5
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 243.55

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

Welcome home to this beautiful 5 bed, 3.5 bath gem backing onto RCAF Playground Park. The moment you step inside, you're greeted with open, airy spaces and peaceful park views that make every day feel special. Enjoy your morning coffee on the deck at sunrise or relax outside on warm summer evenings. Island kitchen is a chef's delight with quartz counters, stainless appliances, and a walk through pantry and a handy laundry area. The cozy gas fireplace invites you to curl up on cool nights, while the spacious dining room is ready for gatherings big and small. Upstairs, the primary suite is a true retreat with a spa like ensuite and a huge walk in closet. Three more bright bedrooms and a bonus room give everyone space to spread out. The finished lower level offers a fifth bedroom, full bath, and a sunny rec area perfect for movie nights, kids' play, or your home gym. The oversized insulated dble. garage adds more convenience. Griesbach, a community loved for its parks, walkability, and welcoming atmosphere.

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		
Kitchen	3.93x4.61	M	Bedroom	3.47x5.61	L	2	5	U	Yes	Upper		
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		
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
Garage Suite No
Garden Suite No
Lot Shape Rectangular
Lot Size SqM
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

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

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

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	