



Edmonton

7473 COLONEL MEWBURN RD NW

Griesbach
T5E 6V5

LP: SP:

\$719,900

M

Listing ID #
Building Type
Style
Year Built
Full Baths
Half Baths
Total Baths
Tot Flr AG SqFt

E4500533
Detached Single Family
2 Storey
2015
3
1
3.1
2,621.57

Sold Date
Bedrooms Above
Bedrooms Total
Basement
Basement Dev
Tot Flr AG SqM

4
5
Full
Fully Finished
243.55

ACTIVE

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	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	No
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Brick, Vinyl	Garage Suite	Permit By Seller
Flooring	Carpet, Ceramic Tile, Hardwood	Garden Suite	Permit
Features	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System	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
		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		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	