

## **\$519,800 - 955 Valour Way, Edmonton**

MLS® #E4452652

**\$519,800**

3 Bedroom, 2.50 Bathroom, 1,671 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Original owner Landmark built 1670 sqft 2-storey in the sought-after neighbourhood of Griesbach! Located on a beautiful tree-lined street, this home is move-in ready and available for quick possession! Main level offers hardwood flooring with an open concept kitchen/living/dining area. Kitchen with large pantry is finished with granite counters & s.s appliances. Off the front entrance is a large den/flex-room; perfect for home office or a kids play room. 2nd level has 3-bedrooms (all with walk-in closets!), 4-piece hallway bathroom, & laundry room. Primary bedroom with 4-piece ensuite & walk-in closet features its own balcony! Unspoiled basement has a great layout should one choose to develop. Or leave it as-is & use for storage, home gym, etc. Relax outside in the low-maintenance backyard with large deck (with gas bbq line) and patio area. Keep your vehicles secure in the double garage. Plus there is gate access to backyard (perfect for trailers). Walking distance to General Griesbach School!

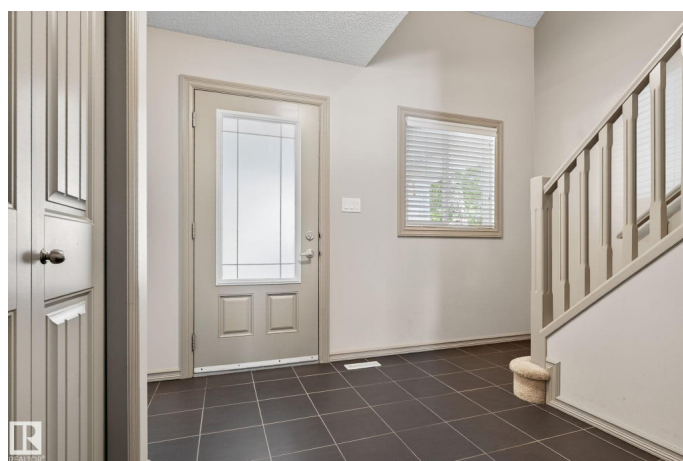
Built in 2011

### **Essential Information**

MLS® # E4452652

Price \$519,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,671                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 955 Valour Way |
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 6P2        |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 27           |

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Listing information last updated on August 20th, 2025 at 2:48pm MDT