

# \$585,000 - 6122 Carr Road, Edmonton

MLS® #E4427735

**\$585,000**

3 Bedroom, 2.50 Bathroom, 1,672 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Imagine coming home to a space where every detail is crafted for comfort and convenience. Featuring 3 spacious bedrooms and 2.5 bathrooms, the thoughtfully crafted Fort-G provides everything you need for modern living. The L-shaped kitchen seamlessly connects to the living and dining areas, ideal for both everyday living and special occasions. Upstairs, enjoy a bright bonus room perfect for family gatherings. The Fort-G offers flexibility, style, and peace of mind for your lifestyle. Side entry gives future basement suite potential.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427735               |
| Price          | \$585,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,672                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 6122 Carr Road |
| Area        | Edmonton       |
| Subdivision | Griesbach      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 6Y4        |

## Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| 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 |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Prefab, Vinyl  |
| Exterior Features | Back Lane, 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 | March 27th, 2025 |
|-------------|------------------|

Days on Market 41

Zoning Zone 27

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