

## \$548,000 - 4057 Morrison Way, Edmonton

MLS® #E4438245

**\$548,000**

3 Bedroom, 2.50 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this architecturally pleasing two storey home in the award winning community of Griesbach. Enjoy refreshments, sunshine and relaxation on the quiet street front porch veranda. Inside you will discover an ideal "work from home office/den/flex room". Main floor features 9 ft ceilings, gleaming hardwood floors, delightful dining area, gracious great room with gas fireplace and mantle plus coffered ceiling with recessed lighting. Practical kitchen with island, walk-in pantry, deluxe SS appliances, gorgeous quartz countertops, brand new electric range and plenty of rich coffee colored cabinets. Cool 2-piece bath in private back entry. Beautiful tiered deck made for your outdoor barbecues and fun. Huge primary bedroom with walk-in closet, bright 5 piece ensuite with soaker tub and private water closet. Two other good-sized bedrooms and a 4 piece bath complete the upper floor. Spacious basement to set up a gym and a place for kids to play! Close to excellent schools, parks, trails and shopping plazas!

Built in 2014

### Essential Information

MLS® # E4438245

Price \$548,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,767                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4057 Morrison Way |
| Area        | Edmonton          |
| Subdivision | Griesbach         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 6S3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Heatilator/Fan, Mantel                                                                                                                                              |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                    |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Major-General Griesbach |
| Middle     | Major-General Griesbach |
| High       | Queen Elizabeth         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 27        |

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Listing information last updated on June 17th, 2025 at 4:02am MDT